



## 29-29(A) WESTERN ROAD HOVE, BN3 1AF

£2,500,000  
FREEHOLD

A substantial freehold mixed-use investment comprising 2 x retail units, 9 x flats and a vacant garage/workshop. The property is currently let and producing £194,900pa with potential to let the vacant garage/workshop to immediately increase the initial income. There is development potential to add further residential units on the flat roof section at the rear of the property, subject to obtaining the usual planning consents.

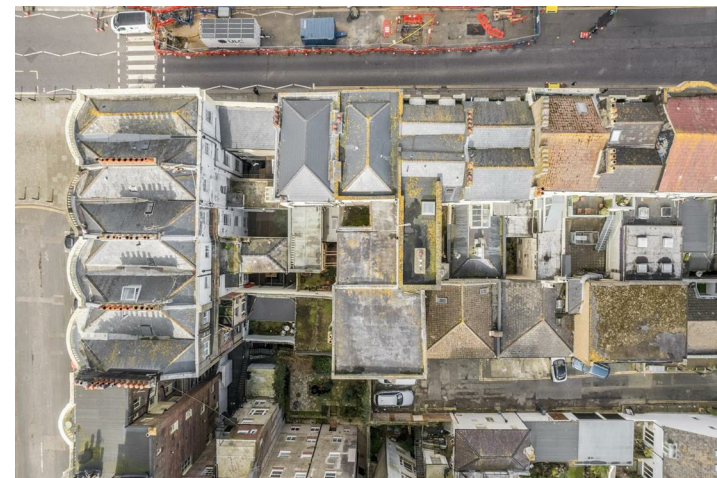
### Tenancy Schedule

Flat 1 - 2 bedroom flat (62sqm) Let at £1,375pcm  
 Flat 2 - 1 bedroom flat (51sqm) Let at £1,100pcm  
 Flat 3 - 2 bedroom flat (72sqm) Let at £1,600pcm  
 Flat 4 - 2 bedroom flat (66 sqm) Let at £1,500pcm  
 Flat 5 - 1 bedroom flat (51 sqm) Let at £1,050pcm  
 Flat 6 - 2 bedroom flat (71 sqm) Let at £1,450pcm  
 Flat 7 - 2 bedroom flat (65 sqm) Let at £1,500pcm

Nicholas  
James

SALES LETTINGS AUCTIONS











## 28-29 Western Road, Brighton



Approximate Gross Internal Area = 677.70 sq m / 7294.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS