

Robert  
Luff & Co

Blatchington Road, Hove

Share of Freehold - Asking Price £150,000



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## Description

An opportunity to purchase a Class E premises situated on the well established Blatchington Road, moments away from Hove mainline station, nearby to Brighton City Centre.

The property comprises a ground floor office, with steps down leading to a kitchen, WC and basement storage. The property was previously let for £15,000 per annum.

Accommodation:

Retail Area: 14'4ft x 11'8ft

Kitchen/Office: 12'ft x 11'7ft

Cellar Storage

Overall space: 56.8 sq. m / 610.9 sq. ft



## Key Features

- LOCATED ON POPULAR HIGH STREET CLOSE TO HOVE STATION
- PREVIOUS RENT OF £15,000 PER ANNUM
- FOR SALE £150,000
- SHARE OF FREEHOLD



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28 Blatchington Road, Hove, East Sussex, BN3 3YN | 01273 921133 |



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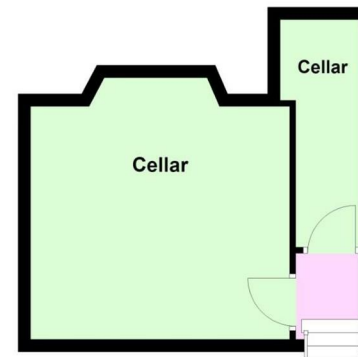




## Floor Plan Blatchington Road

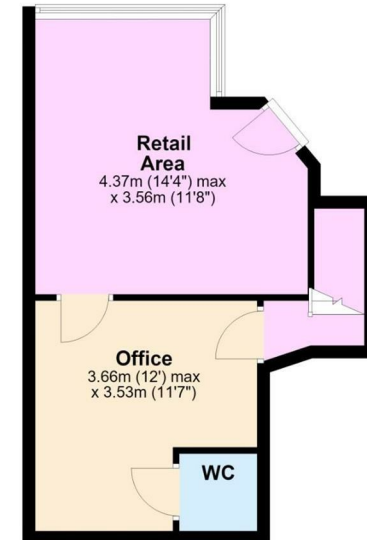
### Basement

Approx. 21.9 sq. metres (236.1 sq. feet)

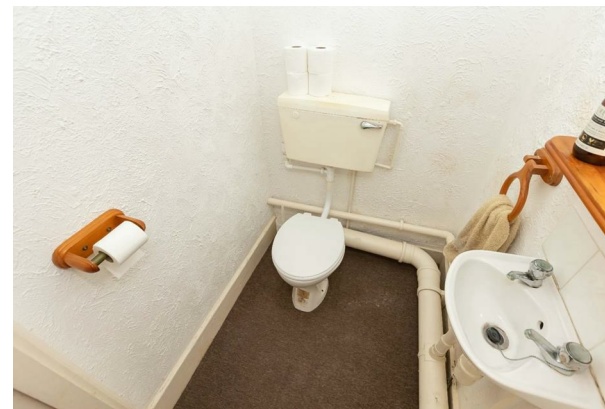


### Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 56.8 sq. metres (610.9 sq. feet)



| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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