

98 GOLDSTONE VILLAS, HOVE, BN3 3RU

On the Instructions of Executors

Mixed-Use Freehold Investment, Producing Approximately £24,750pax

austin gray



PRICE \$400,000

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Description

An opportunity to purchase this end of terrace mixed-use freehold investment property. The accommodation is configured as a ground floor commercial premises, currently trading as a café with open plan seating, rear kitchen and WC. The commercial tenant has recently signed a new 20 year lease. To the first floor is a self-contained, one bedroom flat which is let out. The second-floor maisonette has been sold off on a 125 year long lease. To the side of the property is an illuminated advertising hoarding, subject to a licence agreement. To the rear, separate shared access is provided to a basement storage area which is currently vacant.

Situation

The property is located on the west side of Goldstone Villas and within close proximity to Hove mainline railway station. Numerous amenities are close by including the Station Pub, various cafes and restaurants and the nearby shopping thoroughfare of George Street and Church Road, Hove. Hove lawns and Hove seafront are within walking distance.

Accommodation

The property has the following approximate Gross internal floor areas:

FLOOR	SQ.M	SQ.FT
LOWER GROUND	65.52	705.26
GROUND	58.0	624.30
FIRST	46.35	498.90
TOTAL	169.87	1828.46





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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RATEABLE VALUE

FLOOR	£ (+ date)
Advertising Hoarding	£1,525 (April 2026)
Ground Floor Commercial	£9,900 (April 2026)
Basement	£9,000 (April 2026)

EPC's

FLOOR	EPC
Lower Ground	
Ground Floor Commercial	B
Flat 1	E
Flat 2	D

COUNCIL TAX

FLOOR	BAND
Flat 1	B
Flat 2	B



Tenancies

RESIDENTIAL	RENT / £ PCM	RENT / £ PA	Tenancies
First Floor	£1,000	£12,000	1 Bed – Let on an assured periodic tenancy. We have not had sight of the full agreement and are therefore unable to confirm full terms.
Second & Third Floor Maisonette		£250	Sold off on a long lease for a term of 125 years from December 2019. Current ground rent is £250pa and shall double on each 25 th anniversary of the term.
Total	£1,000	£12,250	

COMMERCIAL	RENT / £ PA	Tenancies
Ground Floor Premises	£11,000	Let to a private individual on an effective full repairing and insuring lease for a term of 20 years from 25 March 2026 to and including 24 March 2046. The current passing rent is £11,000 per annum exclusive, rising to £12,000 per annum exclusive in year 2, £13,000 per annum exclusive in year 3 and £14,000 per annum exclusive in year 4. Rent reviews are dated at every fifth anniversary of the lease term. There is tenant only break clauses in March 2031 and March 2033.
Advertising Hoarding	£1,500	We are informed the advertising hoarding is Let on a 5-year licence agreement. Please note, we have not had sight of the licence and are therefore unable to confirm terms.
Total	£12,500	

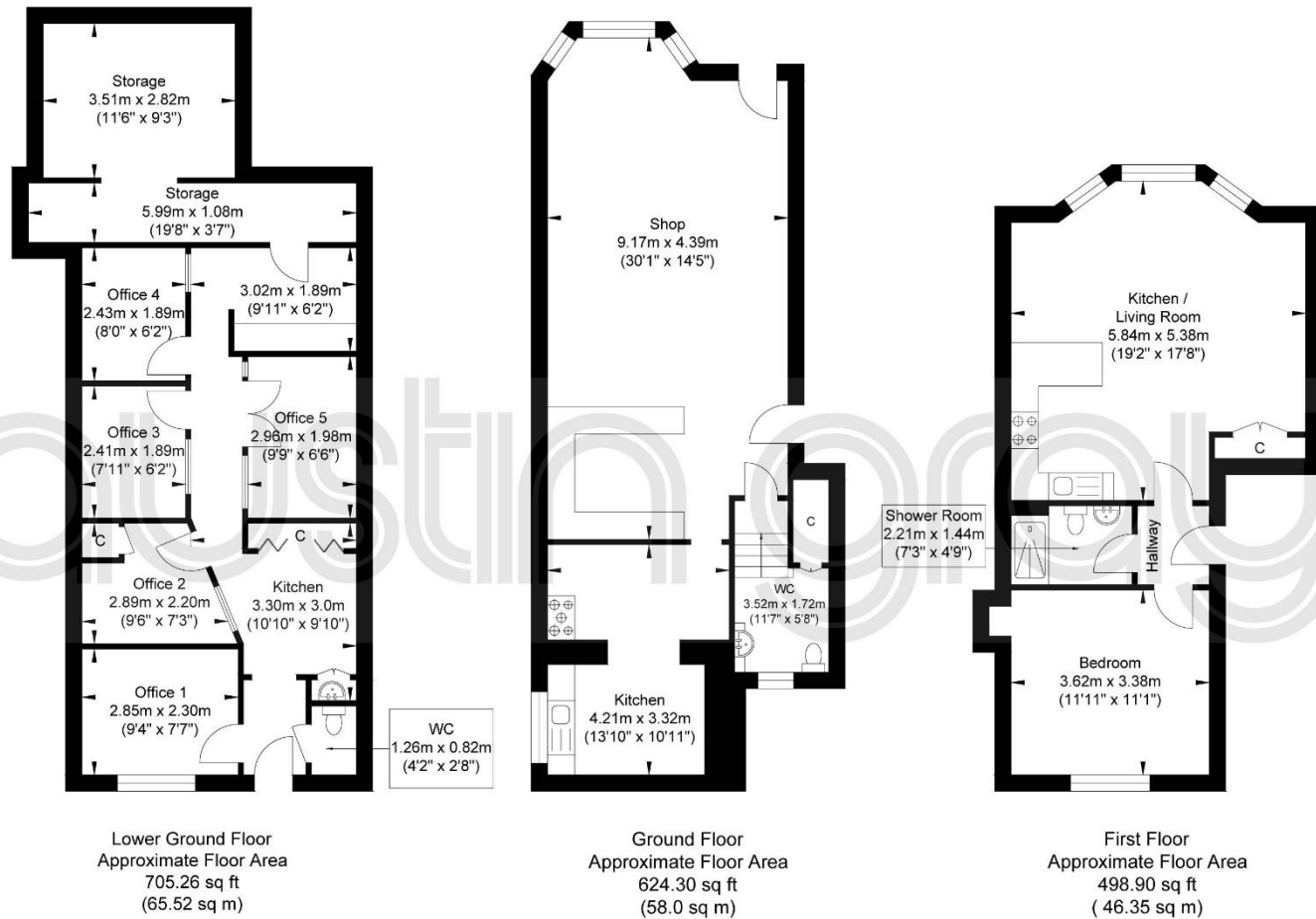
Agent Notes

- From 1st May 2026 fixed term Assured Shorthold Tenancies (AST) will automatically convert to Assured Periodic Tenancies.
- Stepped rent on the commercial lease providing rental uplift.
- Vacant basement area and potential for rental uplift if the accommodation is rented.
- Second & third floor maisonette is currently on the market with a local estate agent. There is the possibility to purchase of the entirety of 98 Goldstone Villas, Hove.

VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

Goldstone Villas



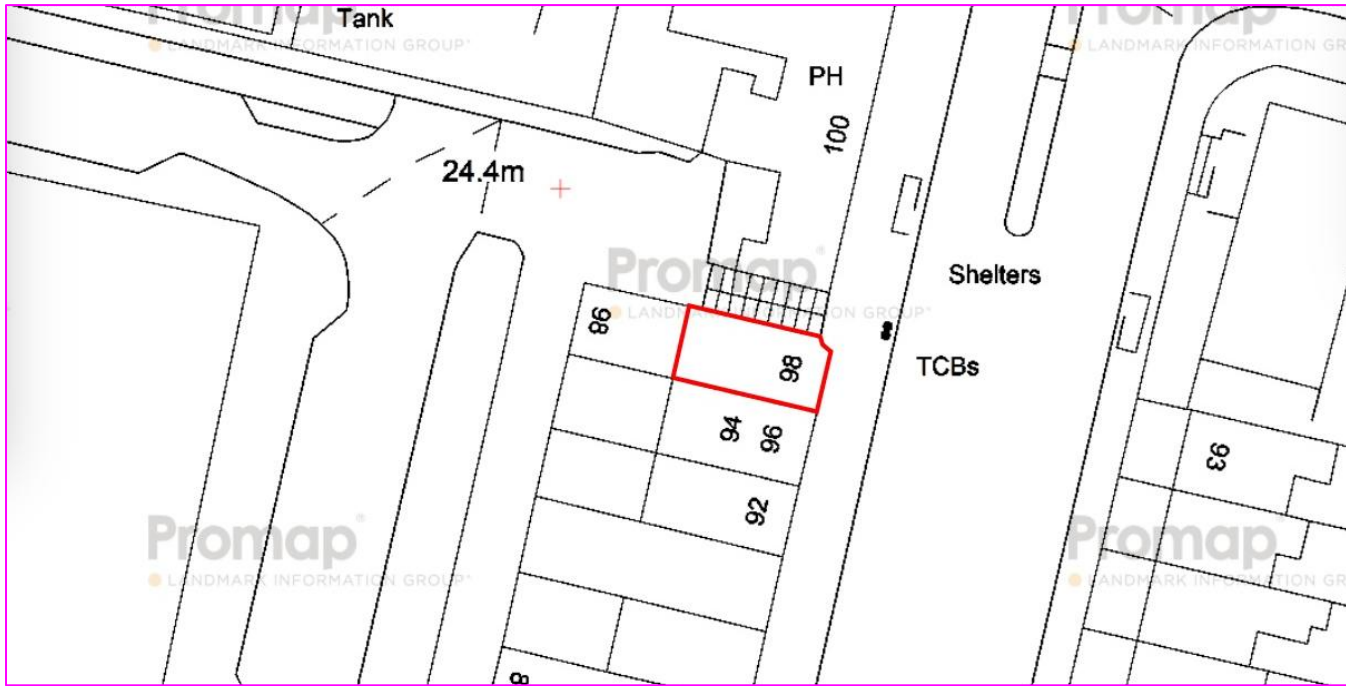
Approximate Gross Internal Area = 169.87 sq m / 1828.46 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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