

190 Church Road, Hove, BN3 2DJ

Mixed-Use Freehold Investment producing approximately £91,100 per annum exclusive

austin gray



PRICE £1,100,000

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Description

An opportunity to purchase this freehold investment property in the heart of Hove. The building forms part of a terrace on the south side of Church Road, close to the junction of Sackville Road. A 5 storey building, configured as a ground floor commercial unit, with 4 self-contained flats which are accessed via a separate entrance to Church Road. The property is currently producing an annual income of approximately £91,100 per annum exclusive.

Situation

Church Road is situated in central Hove and is populated by many well established independent traders, including restaurants, bars and coffee shops. Numerous buses serve the area and Hove Railway Station is within walking distance.

Accommodation

The property has the following approximate Gross internal floor areas:

FLOOR	SQ.M	SQ.FT
LGF Flat	73.86	795.01
First Floor Flat 1	59.94	645.18
Second Floor Flat 2	50.74	546.16
Third Floor Flat 3	59 (taken from EPC)	635.07 (taken from EPC)
Ground Floor Commercial	57 (taken from EPC)	613.54 (taken from EPC)
TOTAL	189	2,034.37



RATEABLE VALUE

FLOOR	£ (April 2026 date)
Commercial Premises	£10,500

EPC's

FLOOR	EPC
Commercial Premises	C
LGF Flat	C
Flat 1	D
Flat 2	C
Flat 3	D

COUNCIL TAX

FLOOR	BAND
LGF Flat	TBC
Flat 1	B
Flat 2	B
Flat 3	B



Tenancies

RESIDENTIAL	RENT / £ PCM	RENT / £ PA	Tenancies
LGF Flat	£1,325	£15,900	1 Bed with small courtyard – Let on an assured periodic tenancy
Flat 1	£1,450	£17,400	2 bed with garden – Let on an assured periodic tenancy
Flat 2	£1,550	£18,600	2 bed – Let on an assured periodic tenancy
Flat 3	£1,350	£16,200	2 bed – Let on assured periodic tenancy
Total	£5,675	£68,100	

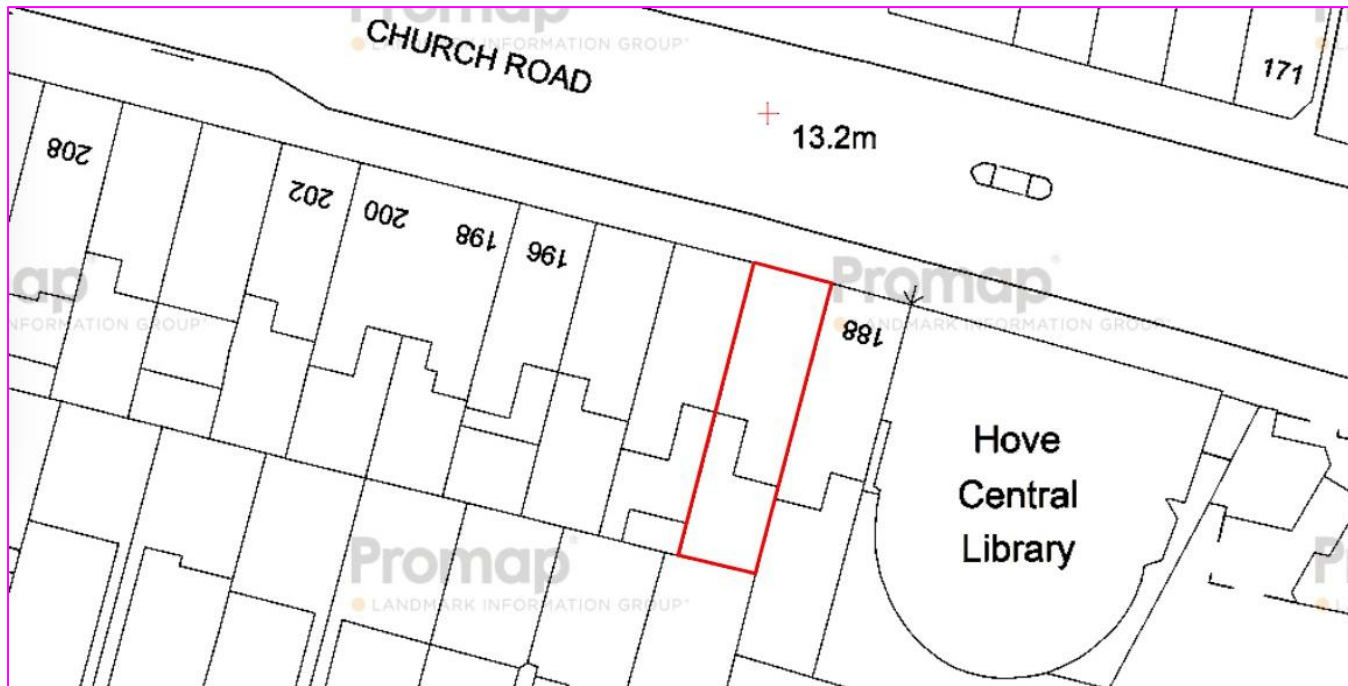
COMMERCIAL	RENT / £ PA	Tenancies
Commercial Unit	£23,000	Let to National Home Move Limited on an effective full repairing and insuring lease for a term of 10 years from and including 11 th September 2026 to and including 10 th September 2036. The current passing rent is £23,000 per annum exclusive. There is a rent review dated 11th September 2031. Tenant only break clauses are dated 10 th September 2030 and 10 th September 2033. The lease is subject to a schedule of condition.

Agent Notes

- From 1st May 2026 fixed term Assured Shorthold Tenancies (AST) will automatically convert to Assured Periodic Tenancies.
- A purchase at this level would reflect a gross yield of 8.28%

VAT & Legal Fees

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



All enquiries to:

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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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