



## Unbroken Freehold Mixed-use Investment In Prime Hove Location

**158 Church Road**  
Hove, BN3 2DL

Investment  
**FOR SALE**

**2,271 sq ft**  
(210.98 sq m)

- Ground floor retail unit let on a long lease to October 2042 (No Breaks)
- Two self-contained flats producing further income
- Additional advertising hoarding income
- Total income: £50,400 per annum exclusive
- Retail lease with 5-yearly upward-only rent reviews (next review October 2027)
- Attractive lot size suitable for private investors

# 158 Church Road, Hove, BN3 2DL

## Summary

Available Size	2,271 sq ft
Price	Offers in the region of £800,000 Subject to Contract
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

The property comprises a prominent corner position and is arranged over basement, ground and upper floors and provides a well-balanced mixed-use investment, combining long-term commercial income with residential flexibility and reversionary potential.

\* Ground Floor & Basement: Retail accommodation \* Upper Floors: Two self-contained residential flats

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor - Commercial	675	62.71
Basement - Commercial	496	46.08
1st Floor Flat	592	55
2nd Floor Flat	775	72

## Location

The property is prominently located on Church Road, Hove's principal retail thoroughfare, benefitting from strong footfall and an affluent catchment.

The property is situated close to George Street, one of Hove's most popular pedestrianised retail locations. Brighton & Hove City Council offices and Hove Town Hall are also in close proximity, supporting consistent daytime footfall.

The parade comprises a mix of local and national retailers, cafés and restaurants, providing a vibrant and well established trading environment.

## Tenancy Information (Leases and tenancy agreements are available upon request)

### Commercial Accommodation

Let to: Mercadinho Ltd, (Brazilian supermarket / deli operator)

\* Term: 25 years from 19 October 2017 - Expiry: 18 October 2042 (No break options)

\* Passing rent: £25,000 per annum - Rent reviews: 5 yearly upward-only (reviewed October 2022) \* The lease has been subject to assignment to the current tenant, with a rent deposit held by the landlord.

### Residential Accommodation

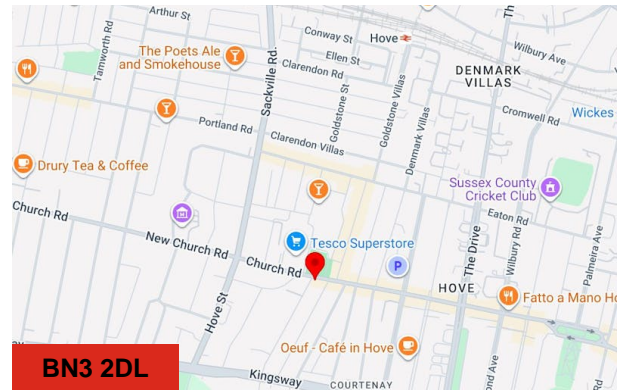
\* First Floor Flat: £1,200 pcm (£14,400 per annum) \* Second Floor Flat: £800 pcm (£9,600 per annum)

### Advertising Hoarding

\* Let to: NCG Poster Advertising \* Passing rent: £1,400 per annum

## Total Income

£50,400 per annum



## Viewing & Further Information



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