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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

BUSY MAIN ROAD LOCATION FREEHOLD INVESTMENT PROPERTY Income £10,000 pa ex FOR SALE



16 VICTORIA TERRACE HOVE

Situated on the busy A259 coast road close to the King Alfred Sports Centre in a mixed use parade of commercial and residential property (see location plan overleaf). The premises briefly comprise:

Building Frontage 17'1 (5.21m)

Ground Floor Hot Food Takeaway

width 15'9 (4.8m) narrowing to 9'11 (3.02m), overall depth 29'10 (9.09m²) providing a sales area of 386ft² (35.86m²) ITZA 342ft² (31.77m²).
rear room 60ft² (5.57m²)

First Floor

2 rooms

Basement

as 2 areas in all 325ft² (30.19m²)
bathroom/WC
rear yard and access via side passage

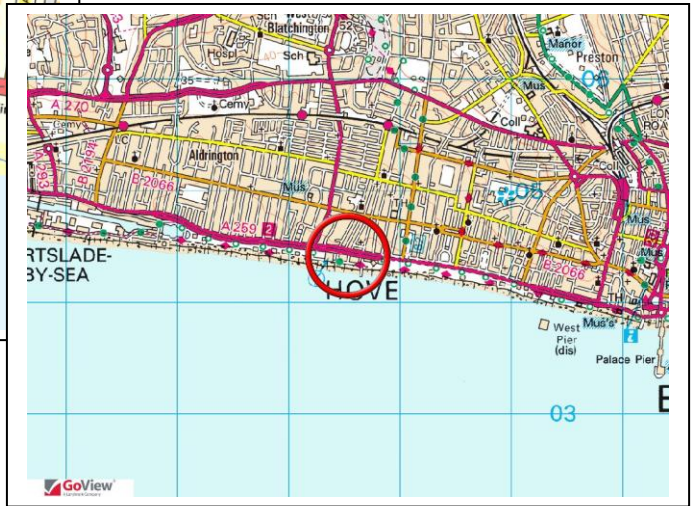
All measurements are approximate

Amenities and services not tested

Tenancy: The premises are let to Mr Iyad Khouri on a full repairing and insuring basis for a term of 14 years from 8 December 2008 at a present rental of £10,000 per annum exclusive and subject to rent reviews in December 2016 and 2020. The December 2012 rent review was not actioned.

OFFERS are invited in the region of £200,000 for the FREEHOLD interest

Viewing by strict appointment with SOLE SELLING AGENTS, GRAVES SON & PILCHER LLP



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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Energy Performance Certificate

Non-Domestic Building



16 Victoria Terrace
HOVE
BN3 2WB

Certificate Reference Number:
0960-4968-0335-6510-9074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

110

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 133
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 124.09

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

88 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.