

# PRIME HOVE INVESTMENT FREEHOLD

Currently producing £52,000 pa ex

# FOR SALE



116A-116/116B CHURCH ROAD

HOVE BN3 2EA



01273 321 123

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## Location

Situated in the heart of Hove and along one of the main commercial thoroughfares of the city, is this prominent end of terrace commercial property on Church Road, Hove. Local and national traders, including Giggling Squid, Hixon Green, Otello, Timpson and HSBC Bank are close by and Hove seafront is a short walk south.

## Accommodation

A rare opportunity to purchase this commercial investment freehold in the heart of Church Road, Hove. The property comprises a restaurant and shop and further details of configuration and leases can be found below.

	Ground Floor		Lower Ground		First Floor		Second Floor		Rear Yard	
	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft	Sqm
Shop 116a	470	43.7	409	37.9	-	-	-	-	-	-
Restaurant & Flat	565	52.5	172	15.9	688	63.9	2/3 bed flat		Approx 10m x 8m	

<b>Total Accommodation</b>	<b>2,304 sqft / 214 sqm</b>
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	Tenant	Lease Start	Lease Term	Rent Review	Rent pa ex
Shop 116a	Lockman Tiryaki	19 Mar 19	12 years	Every fourth anniversary	£22,000
Restaurant & Flat 116/116b	Om Sai Ram Restaurants Ltd	31 Jan 17	15 years	Every fifth anniversary	£30,000
				<b>TOTAL</b>	<b>£52,000</b>

## Terms

Offers are invited in the region of **£825,000** for the freehold interest. Each party is to be responsible for their own legal fees.

**Business Rates** 116a - **£13,750**  
116/116b - **£21,000**

**EPC Applied for**



amenities and services not tested  
measurements are approximate and net internal



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