

RARELY AVAILABLE FREEHOLD

FOR
SALE



7 WESTERN ROAD,

HOVE, BN3 1AE



GRAVES
SON &
PILCHER

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Location

Situated in the heart of Hove and along one of the prime commercial thoroughfares of the city, is this mid-terrace mixed use property on Western Road, Hove. A mix of both multiple and local traders, including The Co-Operative and Small Batch Coffee Roasters are close by.

Accommodation

A rare opportunity to purchase this freehold mixed residential and commercial property comprising a four storey, plus basement, mid-terrace property built circa 1875. Vacant possession will be provided on the commercial element.

Approximate net internal floors areas are:

amenities and services not tested
all measurements are approximate

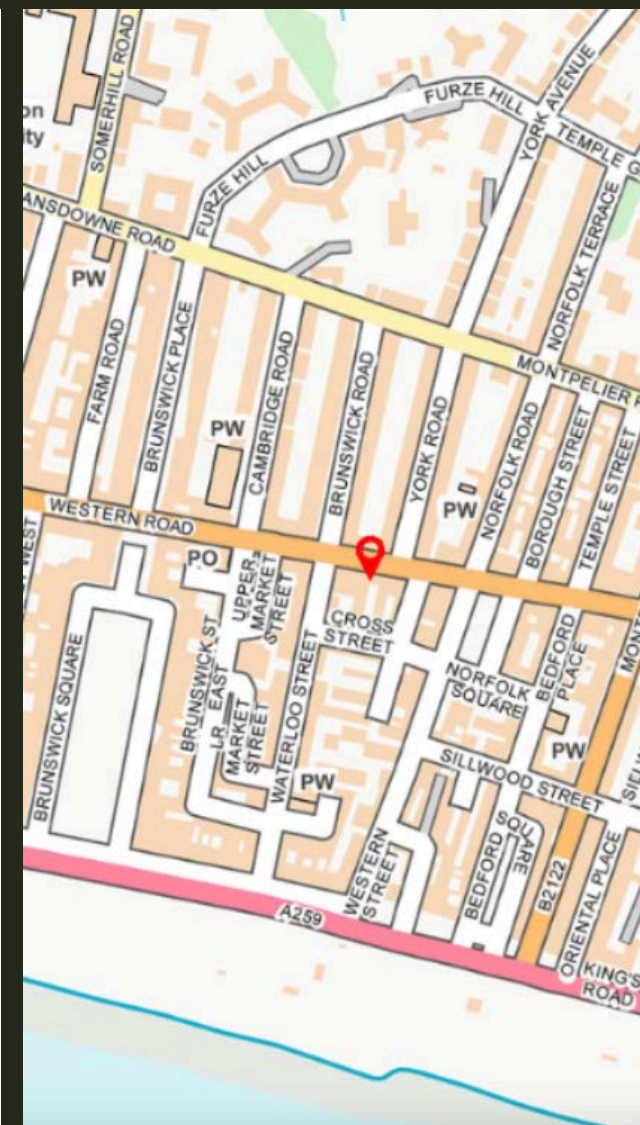
Ground Floor	Fitted as a launderette	687 ft ²	63.8 m ²
Lower Ground Floor	Boilers and water tank with w/c facility	767 ft ²	71.25 m ²
First Floor	Self-contained flat comprising living room, dining room, two bedrooms, kitchen and bathroom.	Let on an AST from 18/12/20 at £1,100 pcm.	Council Tax Band A EPC Rating applied for
Second Floor	Self-contained flat comprising bed sitting room, kitchen, shower room/w/c.	Let on an AST from 1/6/21 at £750 pcm	Council Tax Band A EPC Rating C
Third Floor	Self-contained flat comprising entrance lobby, living room, bedroom with ensuite shower room, kitchen, separate w/c.	Let on an AST from December 2017 at £800	Council Tax Band A EPC Rating applied for

Price

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 £17,750

EPC Applied for



Viewing by appointment with sole selling agent GRAVES SON & PILCHER LLP



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