



## **FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE**

- Rental income £47,250 per annum (projected)
- Two Flats let on AST's
- High footfall area
- OIRO £700,000



## LOCATION

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

99 Blatchington Road is prominently situated opposite The Co-Operative supermarket.

Blatchington Road and George Street offer a diverse shopping experience, with a variety of independent retailers and larger stores. Nearby occupiers include The Gym Group, Peacocks, Boots and KFC.

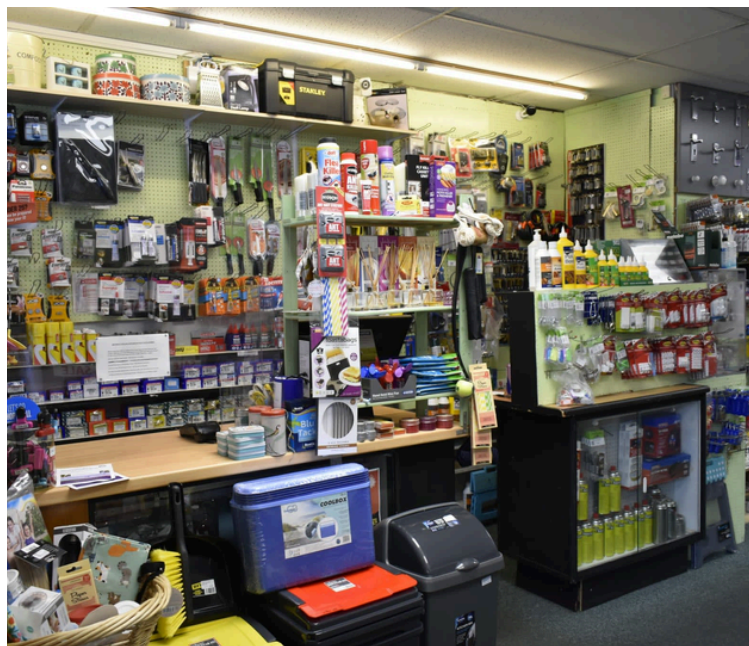
Hove railway station is located approximately 0.3 miles to the north providing direct services to Brighton and onto Gatwick Airport, and London Victoria. There is on-street pay-and-display parking.

A location plan and street view can be viewed online through Google Maps using postcode **BN3 3YG**.

## DESCRIPTION

99 Blatchington Road comprises a mid-terrace, three-storey mixed-use freehold property arranged as a ground-floor retail unit with a first floor studio flat and three bed maisonette above.

ACCOMMODATION	sqft	sq m
Ground Floor Retail, 99	827	76
Flat 1, 99a	387	36
Flat 2, 99a	1,066	99
Total Floor Area	2,280	212



## TENURE

Freehold subject to the following tenancies:

## TENANCIES

99 Blatchington Road: Effective FRI lease dated 9<sup>th</sup> April 2018 let to Brydens Housewares Limited for a term of eight years expiring 8<sup>th</sup> April 2026.

Passing rent £17,250 per annum exclusive.

Flat 1, 99a is let on an AST from 15<sup>th</sup> of March 2024 for a term of six months at £900 pcm.

Flat 2, 99a is currently vacant but is to be relet once refurbished at £1,600 pcm.

## PRICE

Offers in the region of £700,000.

## VAT

We are advised that the property is not elected for VAT.

## BUSINESS RATES

Rateable Value £16,250 UBR 49.9 p (Apr 2025/26).

## COUNCIL TAX

Flat 1: Band A

Flat 2: Band B

## ENERGY PERFORMANCE CERTIFICATES

99: Certificate No: 9735-3013-0324-0000-120

Rated 71 C. Expiry 8<sup>th</sup> July 2022.

A new EPC will be produced shortly.

Flat 1, 99a: Certificate No: 0320-3931-0209-2277-8204, rated 49 E. Valid until 1<sup>st</sup> November 2033.

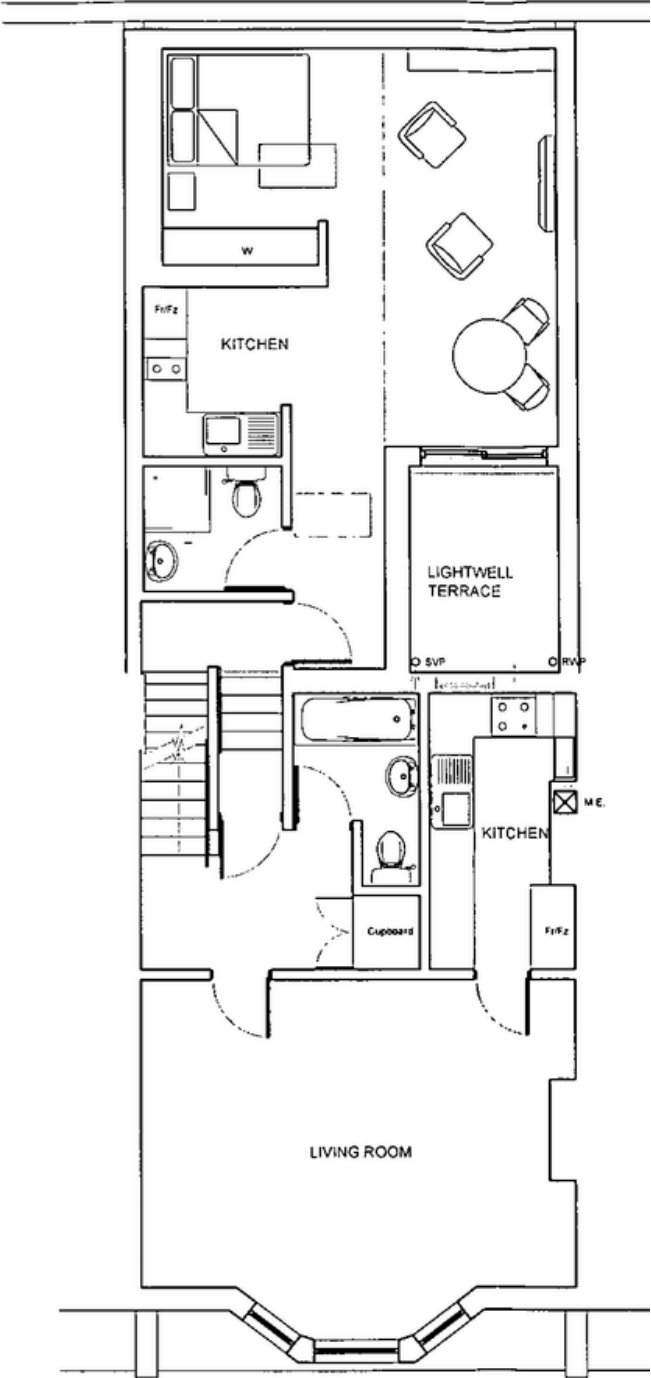
Flat 2, 99a: Certificate No: 8840-7527-6460-5975-5206, rated 68 D. Valid until 6<sup>th</sup> March 2030.

## LEGAL COSTS

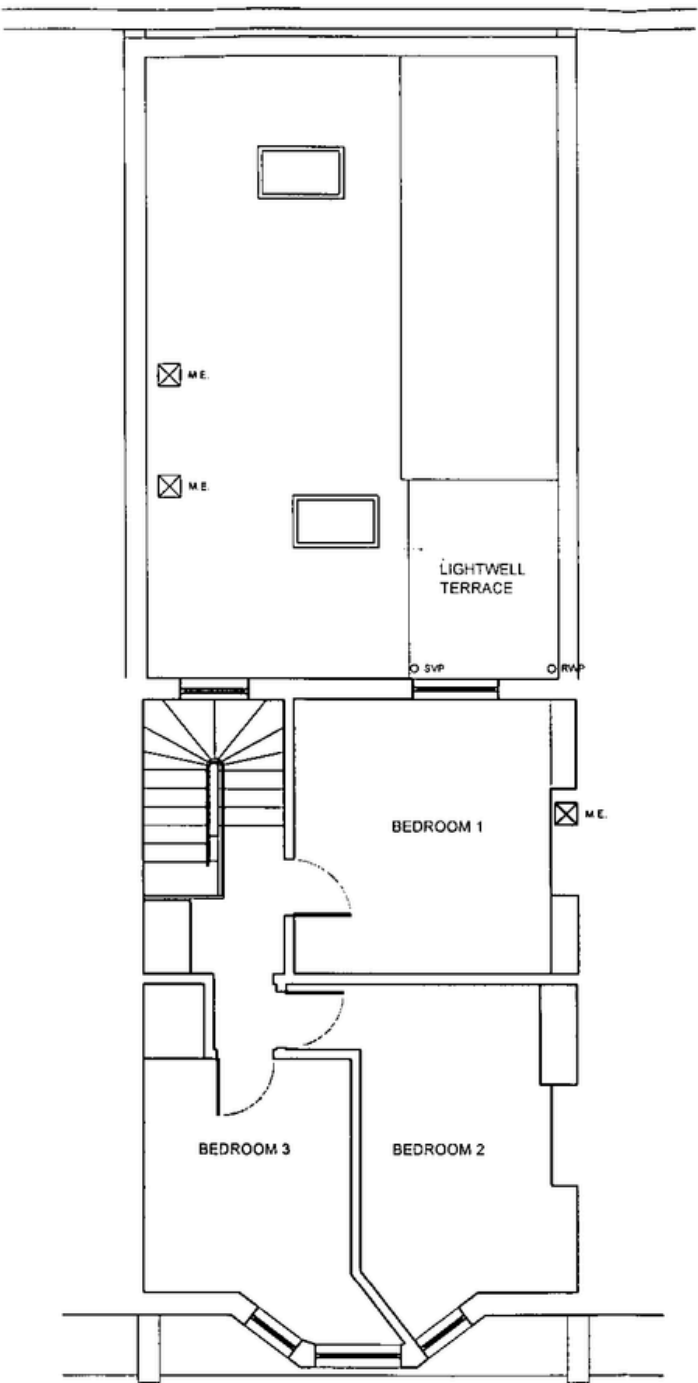
Each side will be responsible for their own legal costs.

## MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



First Floor



Second Floor

## CONTACT US

To book a viewing or receive further information, please get in touch.



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