



**GRAVES
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For Sale



Freehold Investment Property For Sale

432 Portland Road
Hove, BN3 5SJ

Investment
FOR SALE

1,493 sq ft
(138.70 sq m)

- Mixed use investment property
- Two commercial units and a two bed self contained flat
- Opposite Portslade Railway Station

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432 Portland Road, Hove, BN3 5SJ

Summary

Available Size	1,493 sq ft
Price	Offers in the region of £430,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An opportunity to purchase this mixed use freehold investment comprising two commercial units and a two bedroom self-contained flat located in a popular commercial and residential area of Hove. The accommodation is configured as two ground floor shops and a two bedroom flat comprising open plan living/kitchen/dining room, 2x bedroom and bathroom. The ground floor shop known as 432 Portland Road benefits from a small yard which leads to a garage and smaller store area which can be accessed from Worcester Villas. This space may be suitable for future redevelopment subject to any necessary planning consents.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
432 Portland Road Ground Floor	324	30.10
432 Portland Road Rear Stores in all	331	30.75
432b Portland Road Ground Floor	225	20.90
432a Portland Road Flat	613	56.95
Total	1,493	138.70

Location

Situated in Portland Road, Hove and close to the junction of Boundary Road. Portslade railway station is directly opposite and there are various bus services to the area. Traders close by include, ALDI, The Railway Inn, Greggs, KFC and Cardfactory.

Terms

Offers are invited in the region of £430,000 for the freehold interest of the property (subject to existing tenancies)

Tenant Details

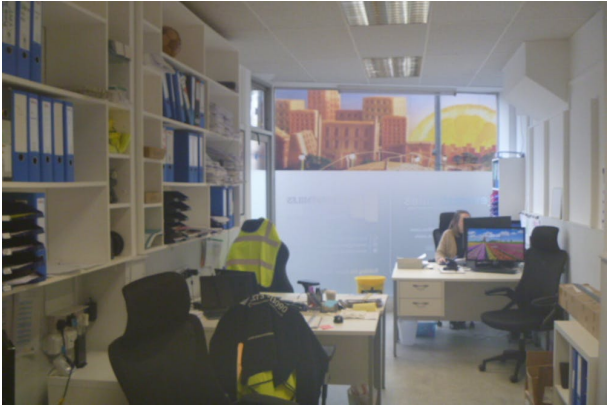
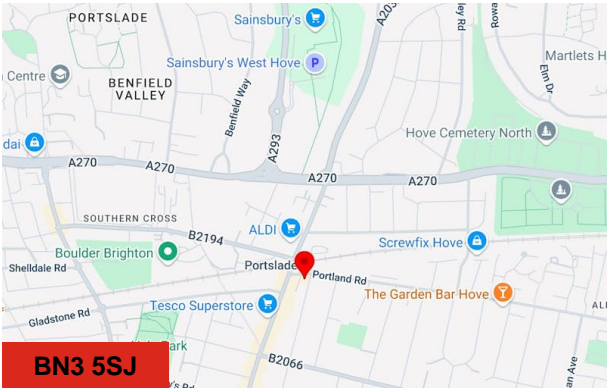
- 432 Portland Road – Let to private individuals and held on a full repairing and insuring lease for a term of 10 years from 29th January 2020. Current passing rent is £9,150 pax.
- 432b Portland Road – Let to a private individual and held on a full repairing and insuring lease for a term of 5 years from 29th August 2024. The current passing rent is £9,200 pax.
- 432a Portland Road –Let on 12 month AST from 17 June 2024. Current passing rent is £1,350 pcm (£16,200 pax).
- Total annual income - £34,550 per annum exclusive.

Rateable Value

- 432 Portland Road - £4,850
- 432b Portland Road - £4,800

EPC

- 432 Portland Road C
- 432b Portland Road D
- 432a Portland Road E



Viewing & Further Information



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