

# PRESTIGIOUS LANDMARK BUILDING FREEHOLD INVESTMENT PROPERTY

# FOR SALE

Currently producing £69,000 pa ex



**157 CHURCH ROAD**

**HOVE BN3 2AD**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in the heart of Hove on the north side of the well-established commercial thoroughfare of Church Road and on the junction of George Street. Brighton & Hove City Council Offices and Hove Town Hall are in close proximity. Local and national traders include: Tesco Superstore, Franco Manca, Giggling Squid, Moss Bros, Barclays, Betfred, Savers, Nationwide, Costa, George Street Tap and Santander. Hove seafront is a short walk south with Hove Station approximately 0.5 miles north.

## Accommodation

A rare opportunity to purchase this landmark building occupying a prominent position on Church Road with dual frontage onto George Street. The property comprises ground and first floor commercial trading with two self-contained two bedroom flats.

			Rent
<b>Shop</b>	Ground Floor 759 ft <sup>2</sup> / 70.51 m <sup>2</sup> First Floor 732 ft <sup>2</sup> / 68 m <sup>2</sup> Total Floor Area: 1,491 ft <sup>2</sup> / 138.01 m <sup>2</sup>	Let to Gail's Ltd on an effective FRI lease for a term of 15 years from 14 September 2016. No breaks. Rent reviews at every fifth anniversary. Guarantor: Bread Holdings Ltd.	<b>£48,000</b>
<b>Flat 1</b>	Second floor self-contained flat comprising living room, kitchen, 2 x bedroom and bathroom.	Let on an original 6 month AST from July 2009 but now on a periodic tenancy at a rent of £875 pcm*. Council Tax Band B.	<b>£10,500</b>
<b>Flat 2</b>	Third floor self-contained flat comprising living room, kitchen, 2 x bedroom and bathroom.	Let on an original 6 month AST from November 2014 but now on a periodic tenancy at a rent of £875pcm*. Council Tax Band B.	<b>£10,500</b>
<b>Total Present Annual Income</b>			<b>£69,000</b>

*\* NB We believe the true market rent of each flat to be circa £1,250 pcm.*

## Terms

Offers are invited in the region of **£1,250,000** for the freehold interest of the property (subject to existing tenancies).

**EPC Rating** Shop - E 101; Flat 1 - E; Flat 2 to be assessed

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate



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