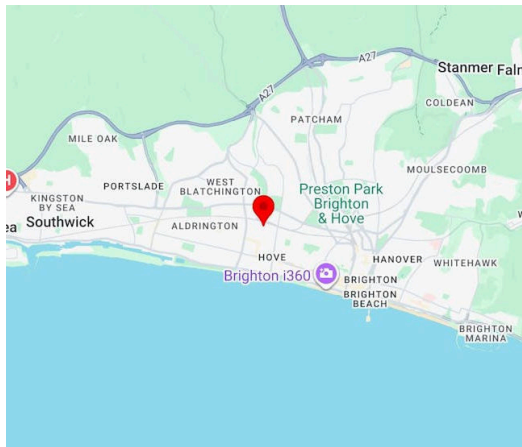


## 96 Goldstone Villas, Hove, BN3 3RU

Investment For Sale | Offers in the region of £165,000 for the freehold interest & long leasehold interest of the ground floor retail unit with benefit of existing leases. | 313 sq ft

DESIRABLE COMMERCIAL INVESTMENT FOR SALE WITH RESIDENTIAL GROUND RENTS 7.25% NET YIELD 7.39% GROSS YIELD



## Description

The property comprises the freehold interest of this attractive building. 4 flats above & an office building to the rear have been sold off by way of long leasehold interests, whilst our client has retained the freehold interest & a long leasehold interest of the ground floor for a term of 999 years from 2022. Under our clients long leasehold interest they have let the ground floor shop for a term of 4 years from 24 June 2026 to a private individual at a rent of £11,250 per annum exclusive. In addition to the shop rent the freeholder also collects a combined ground rent of £950 per annum. thus making the combined income of £12,200 per annum.

## Location

The property is located in Goldstone Villas, Hove adjacent to Hove Railway Station where the ground floor shop & access to the flats above can be accessed from the front whilst the office building to the rear is accessed via Ethel Street to rear facing west opposite the recent Hove Gardens development which comprises a mix of residential & commercial spaces to rent. To the south of the property are both George Street & Church Road, Hove's Prime retail locations where a number of multiple operators are situated. Nearby occupiers to the property include Tesco Express, Go Botanica, Small Batch Coffee & Snap Fitness.

## Accommodation

Name	sq ft	sq m
Ground - Shop	313	29.08
<b>Total</b>	<b>313</b>	<b>29.08</b>

## Terms

The property is located in Goldstone Villas, Hove adjacent to Hove Railway Station where the ground floor shop & access to the flats above is accessed from the front whilst the office building to the rear is accessed via Ethel Street facing west opposite the recent Hove Gardens development which comprises a mix of residential & commercial spaces to rent. To the south of the property are both George Street & Church Road, Hove's Prime retail locations where a number of multiple operators are situated. Nearby occupiers to the property include Tesco Express, Go Botanica, Small Batch Coffee & Snap Fitness

## Viewings

Strictly to be arranged via vendors agent.

## Summary

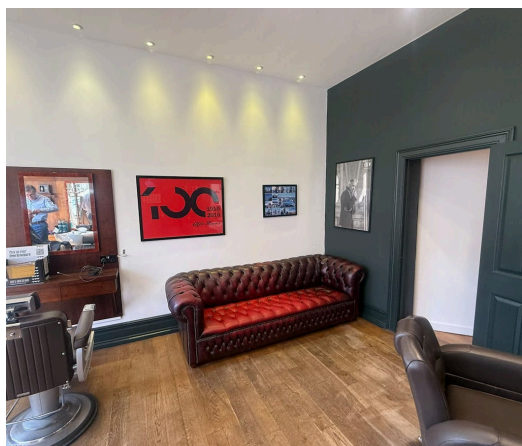
- Price: Offers in the region of £165,000 for the freehold interest & long leasehold interest of the ground floor retail unit with benefit of existing leases.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (86)

## Contact & Viewings



Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency

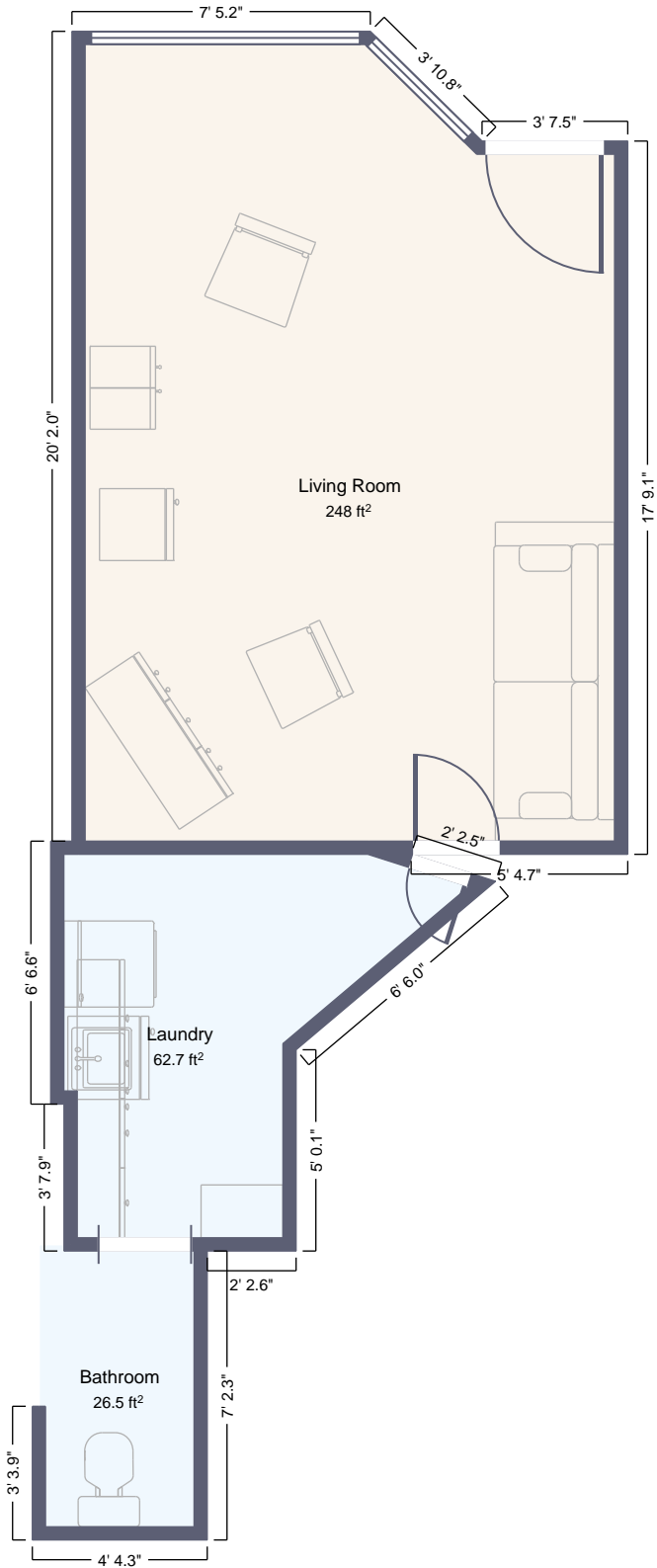
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# 96 goldstone villas

Approximately 373 ft<sup>2</sup> total



3 ft



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