



100/100a Blatchington Road

Hove, BN3 3YF

For Sale: Freehold Investment in Central Hove with Dual Commercial Income

271 to 1,043 sq ft
(25.18 to 96.90 sq m)

- Fully-Let Freehold Investment
- Central Hove Location
- Current Total Income: £21,500 per annum
- Asset Management and Rental Growth Potential

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Summary

Available Size	271 to 1,043 sq ft
Price	Offers in the region of £295,000
Rateable Value	£8,400 from 1 April 2026
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

This fully-let and well-positioned property presents a rare freehold investment opportunity in the heart of Hove's established commercial district.

Comprising two self-contained commercial units, the asset provides a strong and secure income stream with scope for future rental growth.

Situated along the vibrant Blatchington Road and close to George Street and Hove Station, the property benefits from excellent footfall, connectivity, and long-term occupier demand, making it an ideal acquisition for investors seeking a stable asset in one of Sussex's most sought-after coastal towns.

Location

Situated on the south side of Blatchington Road, this building enjoys a prime position within Hove's established and vibrant commercial core. The property is surrounded by a strong mix of national and independent occupiers, including Tesco Superstore, The Co-operative Food, and Iceland. George Street, Hove's principal pedestrianised shopping thoroughfare, is moments away, while the amenities and restaurants of Church Road lie just to the south.

The location offers excellent connectivity, with Hove Station approximately a 5-minute walk to the north, providing regular services to Brighton, Gatwick Airport and London. Hove Seafront is just a 10-minute stroll to the south, adding to the property's appeal for both occupiers and investors.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

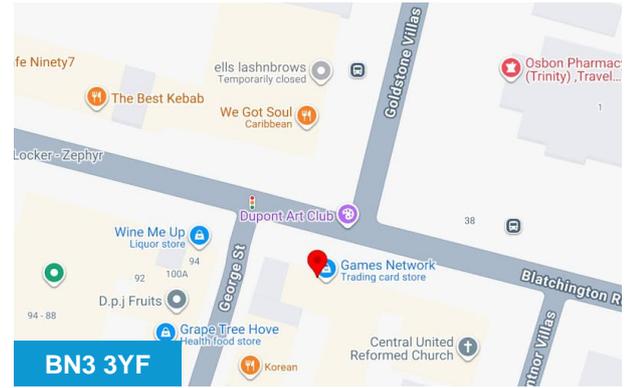
Accommodation

Comprising two self-contained commercial units.

Name	Building Type	sq ft	sq m
Lower Ground - 100 Blatchington Road, Hove	Retail	332	30.84
Ground - 100 Blatchington Road, Hove	Retail	440	40.88
1st - 100a Blatchington Road, Hove	Office	271	25.18
Total		1,043	96.90

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).



Viewing & Further Information

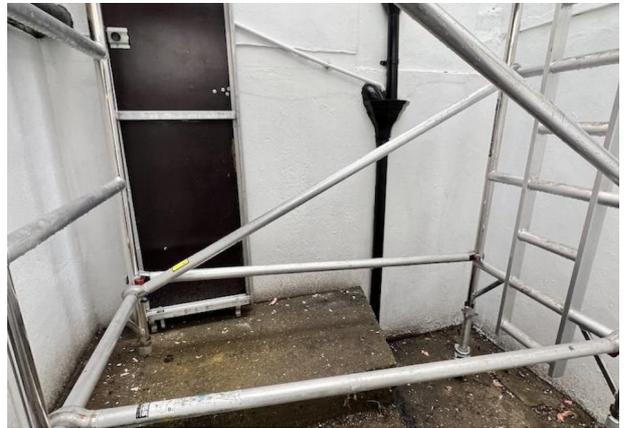


Oliver Graves

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Energy performance certificate (EPC)

100a Blatchington Road HOVE BN3 3YF	Energy rating	Valid until: 7 July 2032
	C	Certificate number: 0911-5094-5273-6615-2820

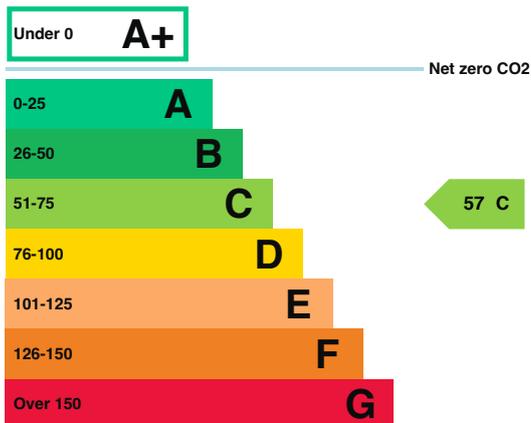
Property type	Offices and Workshop Businesses
Total floor area	34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

1 A

If typical of the existing stock

4 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	23.93
Primary energy use (kWh/m ² per year)	251

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9838-1279-1183-2737-8133\)](/energy-certificate/9838-1279-1183-2737-8133).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 May 2022
Date of certificate	8 July 2022