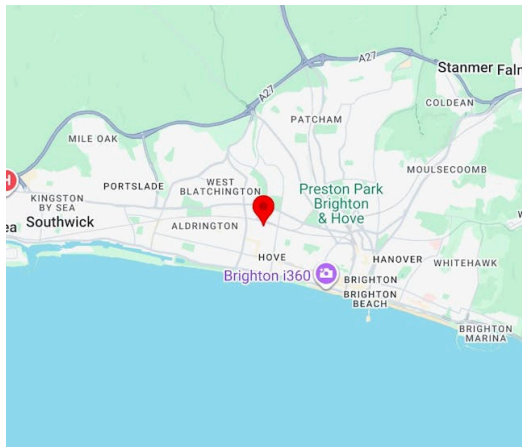


96 Goldstone Villas, Hove, BN3 3RU

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 7.4% 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 which is what we are offering. 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. The long lease interests in the building which the freehold benefits from are as follows: GF Shop Front-£250 pa-999 years from 12 May 2022, Flat 1- £250 pa-125 years from 16 February 2018, Flat 2 No GR- 999 year lease from 2026, Flat 3-£250-pa 125 years from 26 November 2021, Flat 4 £250 pa- 125 years from 29 January 2018, GF rear commercial -£100 pa-999 years from 24 June 2005 FF & SF rear commercial -No GR-999 years from 24 June 2005.

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
Total	313	29.08

Terms

Offers are invited in the region of £165,000 for the freehold interest along with their long leasehold interest of the ground floor shop unit. A purchase at this level based on the income of £12,200 per annum would show a gross yield of 7.4% & a net yield of 7.25%

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)

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.





Energy performance certificate (EPC)

96, Goldstone Villas HOVE BN3 3RU	Energy rating D	Valid until: 16 September 2028
		Certificate number: 0492-0411-0330-3100-6803

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

31 square metres

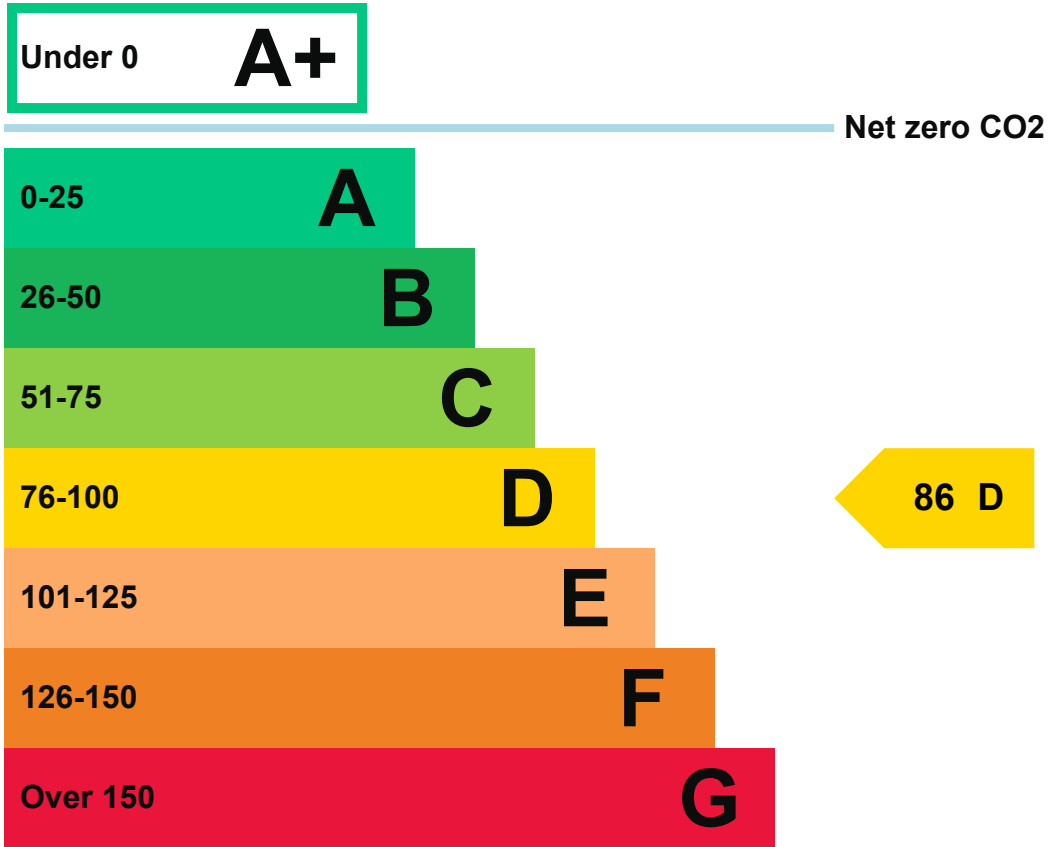
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



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

30 B

If typical of the existing stock

88 D

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 (kgCO₂/m² per year)	113.9
Primary energy use (kWh/m² per year)	674

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0010-6914-0408-1330-4024\)](/energy-certificate/0010-6914-0408-1330-4024).

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	Mr Terry Tsakistras, DipNDEA, DipNDEA(Scotland), DipDEC, DipGDNDA, BOHS P402.
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Telephone	07808292535
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Email	terry@tagepc.co.uk
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
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Assessor's ID	STRO002091
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Telephone	0330 124 9660
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Email	certification@stroma.com
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About this assessment

Employer	Trinity Alexander Group info@tagepc.co.uk 07808 292 535
Employer address	Head Office 34 Westow Hill London SE19 1RX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 September 2018
Date of certificate	17 September 2018

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



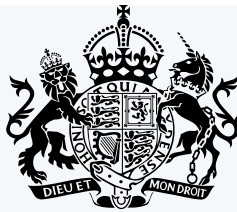
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGL

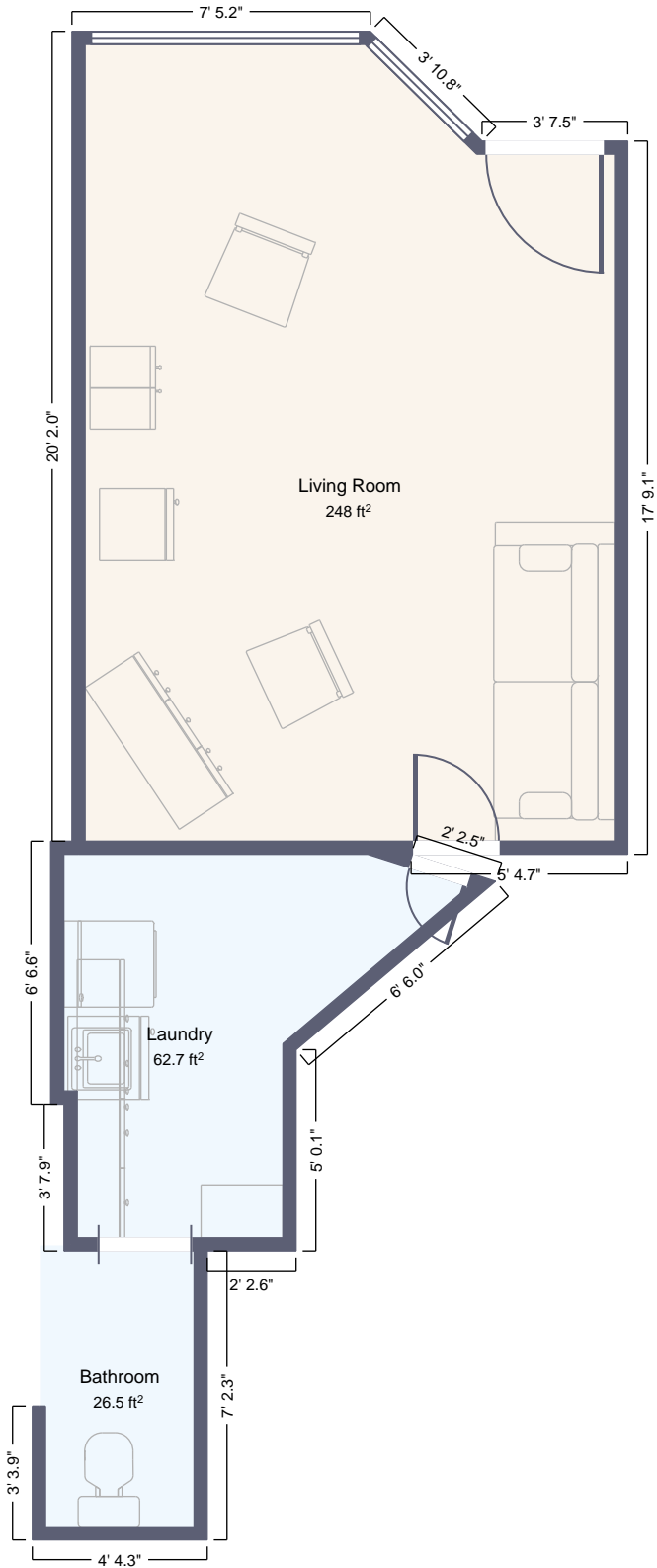
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96 goldstone villas

Approximately 373 ft² total



3 ft



Made with

Polycam