

FOR SALE

RETAIL/OFFICE INVESTMENT FREEHOLD FOR SALE

170 - 172 Church Road, Hove, BN3 2DJ



Summary

Available Size	4,333 sq ft
Price	£900,000
Business Rates	The property has a combined Rateable Value of £49,750 with a UBR of 49.9 p in £
BER Rating	Property graded as D-E (85-109)

Location

The premises are located on the western end of Church Road, adjacent to Hove library and opposite Tesco supermarket. Church Road is a thriving commercial thoroughfare which includes all the major banks, numerous restaurants and bars and a selection of single and multiple retailers along with a wide variety of office occupiers.

Description

Property comprises an end of terrace 4-storey plus basement building, benefiting from return frontage. There is also a small ground floor lock-up shop which is sold off on a long leasehold basis.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Basement - Offices and Store	1,072	99.59
Front Part Ground Floor	815	75.72
Rear Part Ground Floor	209	19.42
First Floor	702	65.22
Second Floor	800	74.32
Third Floor	651	60.48
External Store	84	7.80
Total	4,333	402.55

Tenure

The property is available by way of a sale of the freehold interest, subject to the existing tenancies.

Tenancies

The main part ground floor and basement is let to Mansell McTaggart Hove Ltd by way of a 10 year lease from 14 August 2024 at the current rent of £35,000 per annum exclusive. There is a tenant break clause in August 2027.

The rear ground floor access and upper parts are let to the Phoenix Theatre Company on a 5 year lease from Dec 2023 at a rent of £35,000 per annum exclusive. A 3 month rent deposit is held.

The small ground floor shop at 172 Church Road is subject to a 125 year lease from March 1980 producing a ground rent of £10 per annum.

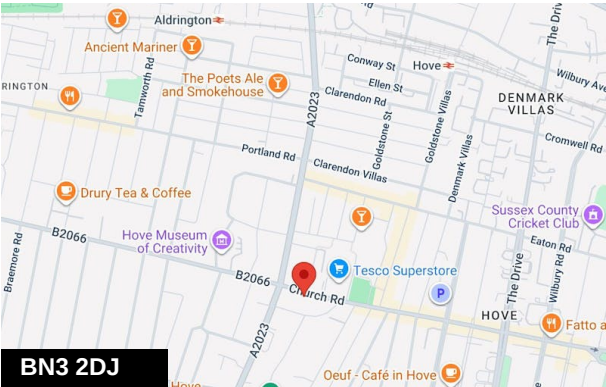
The total income is £70,010 per annum.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Hugh McShane
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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
49 Church Road, Hove, East Sussex, BN3 2BE
T: 01273 413420 | [crickmay.co.uk](https://www.crickmay.co.uk)

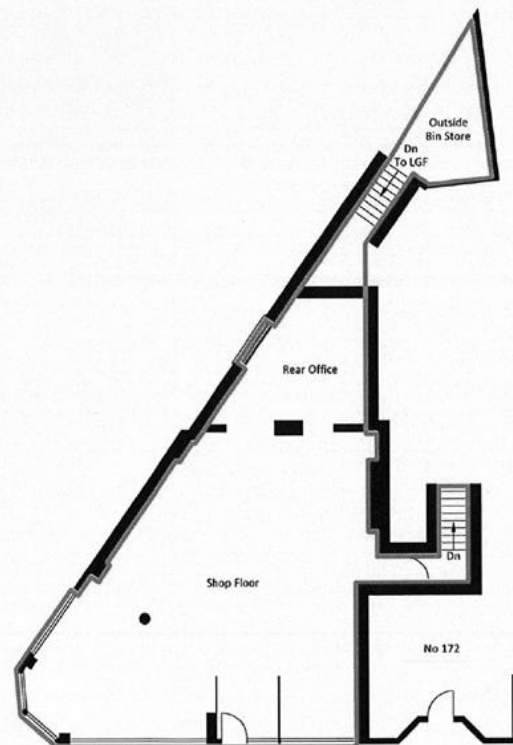
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



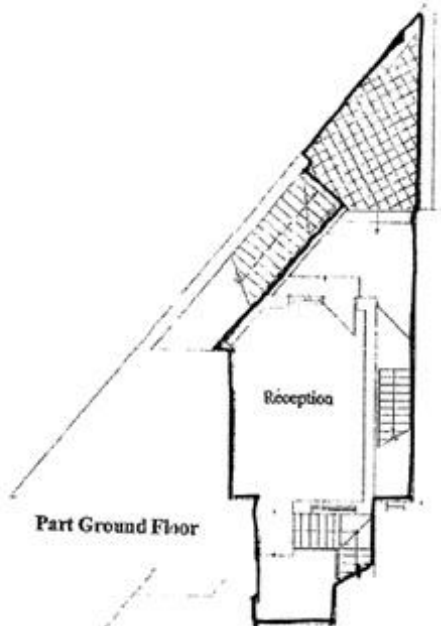




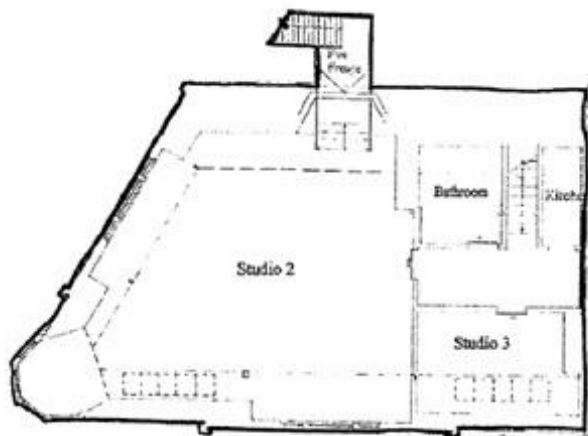
Lower Ground Floor



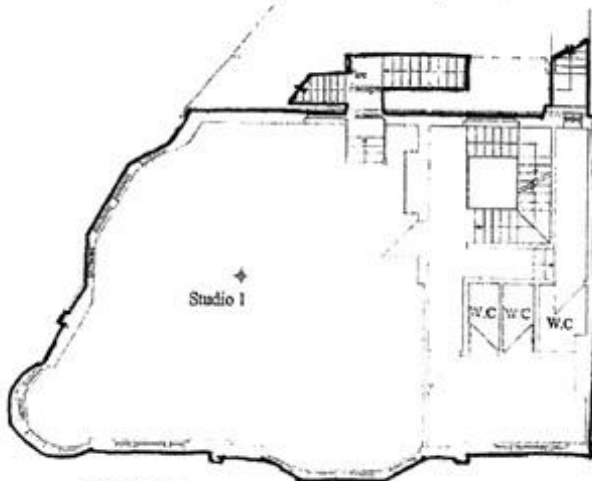
Ground Floor



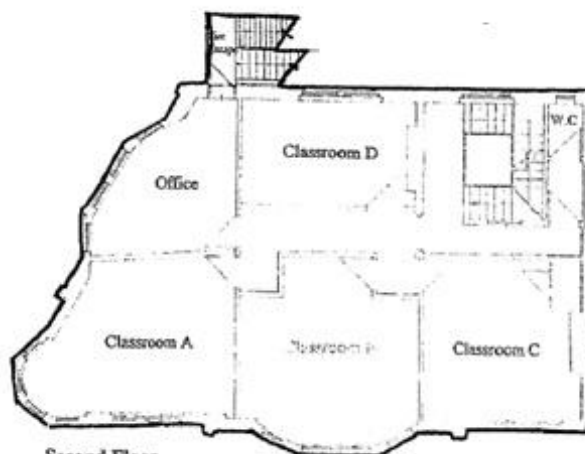
Part Ground Floor



Third Floor



First Floor



Second Floor