



33-33a Montefiore Road

Hove, BN3 1RD

**FOR SALE - Mixed Use
Investment Building
OIRO £750,000 FH**

1,988 sq ft
(184.69 sq m)

- Investment Property
- Producing £61,900 PAX
- Commercial & Residential Investment

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Summary

Available Size	1,988 sq ft
Price	Offers in the region of £750,000
Rates Payable	£3,642.70 per annum
Rateable Value	£7,300
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises of a ground floor commercial unit currently being re-let on a new FRI lease for £16,000pa.

To the ground floor rear is a self-contained 1x bedroom flat let for £1,200pcm, the uppers parts are arranged as a 4x Bedroom HMO producing rents of R1 £700pcm, R2 £675pcm, R3 £600pcm, R4 £650pcm. Collective residential income of £3,825pcm / £45,900pa. Running costs for the HMO are approx £600pcm for utilities, council tax and internet.

The total combined gross income for the building is £61,900 per annum with an approximate net income of £54,700pa

Location

The property is located on the corner of Montefiore Road and Addison Road, Hove just across from the Montefiore Hospital with street car parking outside the building.

Accommodation

The accommodation comprises the following areas:

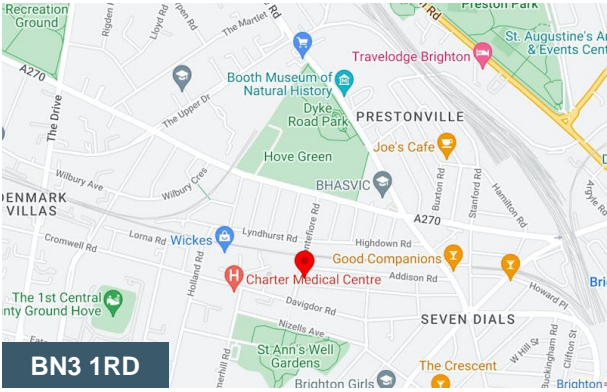
Name	sq ft	sq m
Ground - Retail	427	39.67
Ground - GF Flat	441	40.97
1st - FF/ SF Maisonette	1,120	104.05
Total	1,988	184.69

Viewings

Viewings can be arranged via the vendors Sole Agents - Newlands Property

Terms

Offers are invited in the region of £750,000 for the freehold interest, subject to the existing tenancies in place.



Viewing & Further Information



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