



NEWLANDS

PROPERTY

21 Victoria Terrace

Hove, BN3 2WB

**For Sale - Commercial
Investment
OIRO £125,000 FH**

344 sq ft
(31.96 sq m)

- Currently Producing £11,000 PAX
- Seafront Location

21 Victoria Terrace, Hove, BN3 2WB

Summary

Available Size	344 sq ft
Price	Offers in the region of £125,000
Rates Payable	£2,544.90 per annum
Rateable Value	£5,100
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Ground floor retail shop currently let to kitchen/ cabinet firm, property includes freehold of the building with residential parts sold off on long-lease with peppercorn ground rent.

The current tenant has been in occupation since 2009, following the most recent review in February 2022 the passing rent was improved to £11,000pax with the tenant renewing for another 5 year term.

Location

The property is located on Victoria Terrace in Hove, East Sussex, situated within a parade of commercial units with main seafront just behind the property.

Accommodation

The accommodation comprises the following areas:

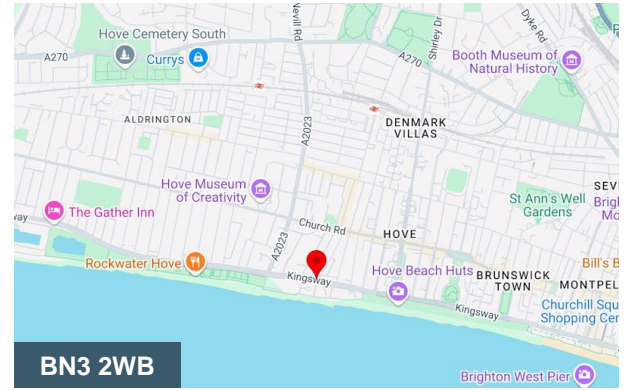
Name	sq ft	sq m
Ground	344	31.96
Total	344	31.96

Viewings

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

Terms

Offers are invited in the region of £125,000 for the freehold of the property, subject to the current lease in place.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com