



3 Victoria Terrace

Hove, BN3 2WB

**FOR SALE - Retail
Investment
OIRO £185,000 FH**

778 sq ft
(72.28 sq m)

- New Lease
- Freehold
- Hove Seafront Location

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Summary

Available Size	778 sq ft
Price	Offers in the region of £185,000
Rates Payable	£3,443.10 per annum
Rateable Value	£6,900
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (73)

Description

The building comprises of a ground floor and lower ground floor commercial space, recently refurbished in 2024 by the new tenant to create a beauty and nail bar. The lease is from 29th November 2024 for a term of 10 years (Outside 54 act) with review in 5th year and current passing rental of £13,500pax.

Location

The property is located within Victoria Terrace on the south side of the road with street car parking directly outside the building and good level of footfall and passing trade, being located on the main seafront trunk road.

Accommodation

The accommodation comprises the following areas:

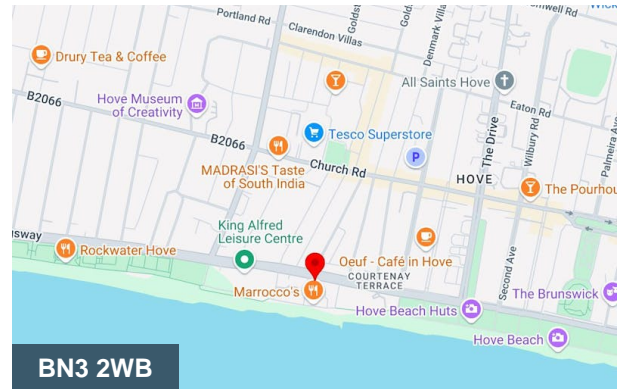
Name	sq ft	sq m
Lower Ground	399	37.07
Ground	379	35.21
Total	778	72.28

Viewings

Viewings can be arrange via the Vendors Joint Sole Agents - Newlands Property & Eightfold Property

Terms

Offers are invited in the region of £185,000 for the freehold interest, subject to the existing lease in place. A purchase at this level would reflect a NIY of 7.14% after usual purchase costs.



Viewing & Further Information



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