



120 Portland Road

Hove, BN3 5DN

**FOR SALE - Mixed Use
Investment
OIEO £500,000 FH**

1,151.68 sq ft
(106.99 sq m)

- Newly Let Commercial Unit
- 2x Flats let on AST's
- 1x Flat sold on LL

120 Portland Road, Hove, BN3 5DN

Summary

| | |
|----------------|--|
| Available Size | 1,151.68 sq ft |
| Price | Offers in excess of £500,000 |
| VAT | Not applicable. We are advised that VAT is not applicable. |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

This very well presented mixed use investment property comprises of a newly refurbished ground floor commercial unit, let on a new 5 Yr FRI lease from April 2025.

There is a self-contained Studio flat with shower room to the rear & LGF 2x bedroom flat both bedrooms with en-suites along, with a south facing garden/ patio area. A further FF-SF maisonette is sold off on a long-lease.

- *GF Shop - Let on new FRI lease, rental £13,500pax.
 - *Rear Studio - Let on AST, rental £895pcm / £10,740pa
 - *LGF Flat - Let on AST, rental £1,600pcm / £19,200pa
- Total Collective income = £43,440pax.

Copies of AST's and the commercial lease are available for interested parties.

Location

Located on the south Side of Portland Road, Hove the property occupies a great position within a busy secondary parade, just outside of Brighton city centre, within walking distance to the main seafront and Hove Station with a vibrant mix of national and independent occupiers.

Accommodation

The accommodation comprises the following areas:

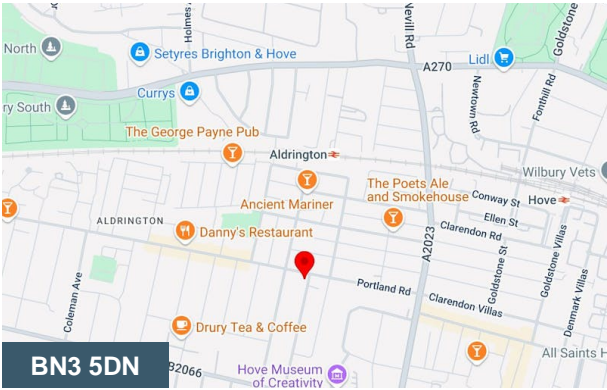
| Name | sq ft | sq m |
|---------------|----------|--------|
| Lower Ground | 581 | 53.98 |
| Ground - Shop | 377 | 35.02 |
| Ground | 193.68 | 17.99 |
| Total | 1,151.68 | 106.99 |

Viewings

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

Terms

Offers are invited in Excess of £500,000 for the freehold interest, subject to the existing tenancies in place.



Viewing & Further Information



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