



120 Portland Road

Hove, BN3 5DN

**FOR SALE - Mixed Use
Investment
OIRO £575,000 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 the region of £575,000
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:

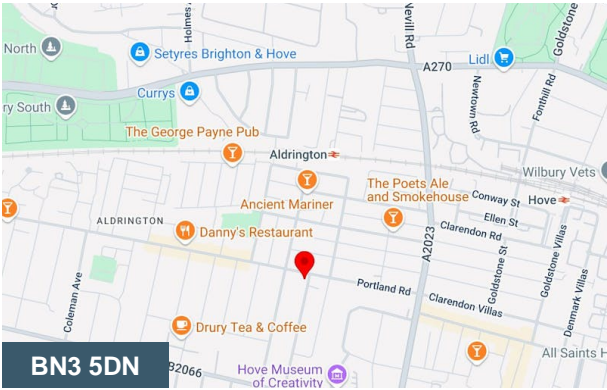
Name	sq ft	sq m
Lower Ground	581	53.98
Ground - Shop	377	35.02
Ground	193.68	17.99
Total	1,151.68	106.99

Viewings

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

Terms

Offers are invited in the region of £575,000 for the freehold interest, subject to the existing tenancies in place. A purchase at this level would reflect a 7.19% NIY after purchase costs.



Viewing & Further Information



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