



190 Church Road

Hove, BN3 2DJ

**FOR SALE - Mixed Use
Investment Building
OIRO £1.1m FH**

3,173 sq ft
(294.78 sq m)

- New Lease on Commercial
- Flats Recently Refurbished
- Excellent Investment Opportunity

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Summary

Available Size	3,173 sq ft
Price	Offers in the region of £1,100,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises of 4x flats & GF commercial unit which has just been re-let to a national estate agent on a new FRI lease.

The flats are arranged from LGF up to 3rd floor, separately accessed all in very good condition, with Flat 2 having just undergone a full refurbishment this year video link in details.

With the collective of units producing a total income of circa £91,000pax. Further details and copies of agreements are available for interested parties.

Location

Located on the Southside of Church Road, Hove just back from the crossroads into New Church Road, nearby occupiers include Etch restaurant and Tesco, with Hove Station a short walk to the east and the main coastal road and beachfront to the south.

Accommodation

The accommodation comprises the following areas:

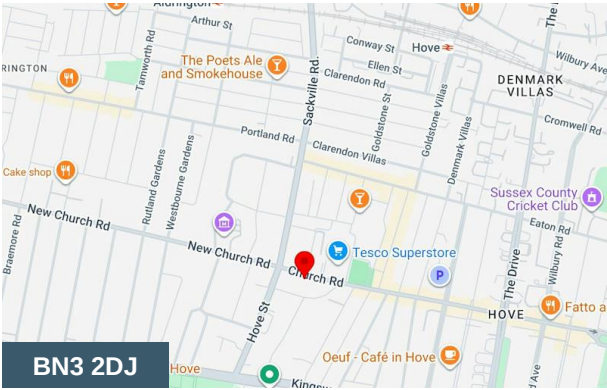
Name	Floor/Unit	Description	sq ft	Monthly Rent
Lower Ground - LGF Flat	Lower Ground	LGF Flat	753	£1,325
Ground - GF Shop	Ground	GF Shop	613	£1,916.67
1st - Flat 1	1st	Flat 1	603	£1,450
2nd - Flat 2	2nd	Flat 2	570	£1,550
3rd - Flat 3	3rd	Flat 3	634	£1,350
Total			3,173	

Viewings

Viewings can be arranged via the Vendors Agent Newlands Property

Terms

Offers are invited in the region of £1,100,000 for the freehold interest, subject to the existing commercial lease and residential AST's in place. A purchase at this level would reflect a net initial yield of 7.82%.



Viewing & Further Information



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