



61 Tisbury Road

Hove, BN3 3BL

**FOR SALE - Residential
Investment Building
OIRO £1,100,000 FH**

1 to 10 sq ft
(0.09 to 0.93 sq m)

- Lower ground floor Sold off
- Gross income £95,340pa
- Hove Location

61 Tisbury Road, Hove, BN3 3BL

Summary

Available Size	1 to 10 sq ft
Price	Offers in the region of £1,100,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Arranged as 11x flats with the lower ground floor sold off on a long lease, the property provides a mixture of units with 4x Bedsits, 4x Studios and 2x One Beds.

All of the rents include Council Tax £355.00pcm & Water £245.00pcm. Electric is paid by the vendor but operates net zero, as tenants pay through meter pay.

Current gross income is £7,945pcm / £95,340pa this breaks back to net income of circa £88,140pa.

Location

The property is located on the West side of Tisbury Road, Hove linking to Church Road & Eaton Road. Hove station is a short walk away, with the main seafront a few minutes walk to the south and central Brighton to the east.

Accommodation

The accommodation comprises the following areas:

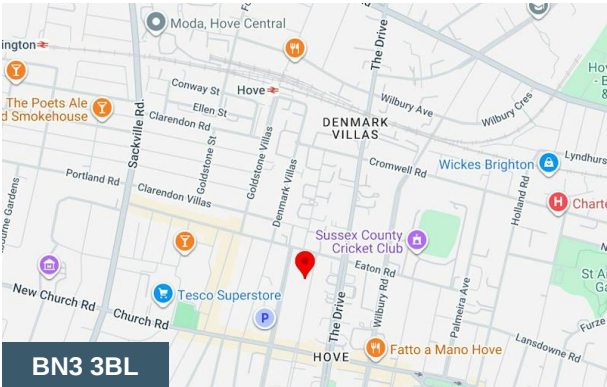
Floor/Unit	Description	sq ft	Rent	Availability
Ground	Flat 1 - Studio	269	£950 /month	Occupied
Ground	Flat 2 - 1x bed	398	£1,050 /month	Occupied
1st	Flat 3 - Bedsit	1	£725 /month	Occupied
1st	Flat 4 - Studio	398	£875 /month	Occupied
2nd	Flat 5 - Bedsit	1	£675 /month	Occupied
2nd	Flat 6 - Bedsit	1	£700 /month	Occupied
2nd	Flat 7 - Studio	194	£895 /month	Occupied
2nd	Flat 8 - Bedsit	1	£600 /month	Occupied
3rd	Flat 9 - Studio	1	£500 /month	Occupied
3rd	Flat 10 - 1xbed	366	£975 /month	Occupied
Total		1,630		

Viewings

Viewings can be arranged via vendors sole agent - Newlands Property

Terms

Offers are invited in the region of £1,100,000 for the freehold interest subject to the existing tenancies in place and long lease over LGF Flat.



Viewing & Further Information



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