



FOR SALE

84 Church Road
Hove BN3 2EB



Key Features

- Mixed use investment opportunity
- Excellent location opposite Hove Town Hall
- Popular wine bar/restaurant on ground floor
- 3 x luxury flats accessed via separate entrance (let on ASTs)
- Combined income of £101,900 per annum
- Freehold for sale - £1,450,000.

Location & Situation

The property is situated on the southern side of Church Road which is a busy main road thoroughfare where a wide variety of national and independent retailers as well as many restaurants are represented. Nearby occupiers include Café Nero, Pizza Express, Natwest and Lloyds Bank.

Location pin (what3words) - <https://what3words.com/after.robe.tree>





Description & Accommodation

The property is an attractive six storey mid terrace period building.
The commercial unit is arranged over the ground and lower ground floors.

There are 1 x 2 bedroom and 2 x 1 bedroom highly specified residential flats to the upper parts, which are accessed separately via an entrance at the rear of the property.

The property has the following approximate NIA:

Floor	Use	Sq M	Sq FT
Basement	Ancillary Storage	70.08	754
Ground	Retail Unit	61.19	659
First	Flat A - Residential	50.61	545
Second	Flat B - Residential	51.63	556
Third/Fourth	Flat C - Residential	82.27	886

EPC

We understand the ground floor retail property to have an EPC rating of C (71).

Flat 84A has an EPC rating of C (70)

Flat 84B has an EPC rating of C (71)

Flat 84C has an EPC rating of C (76)

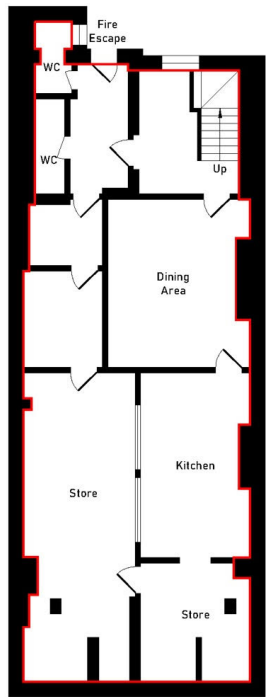




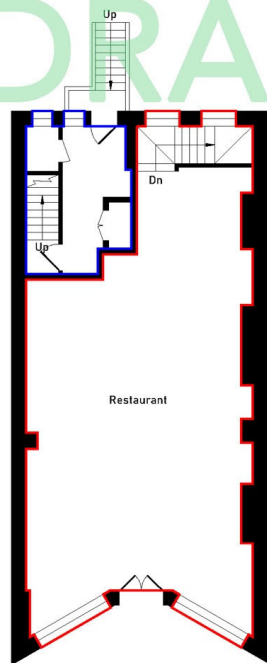
FLOOR PLAN For identification purposes only

KEY:

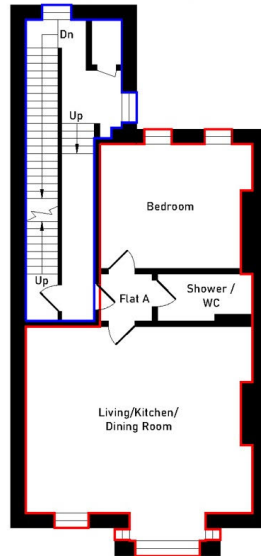
- Communal Area
- Internal Demise



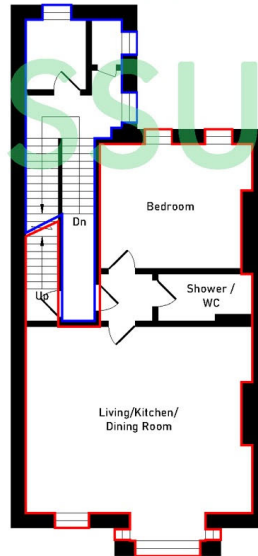
Lower Ground Floor



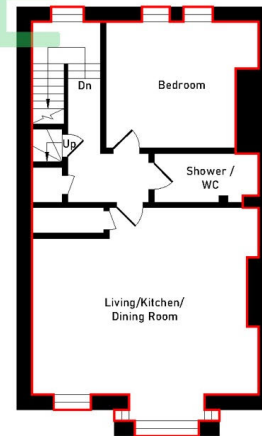
Ground Floor



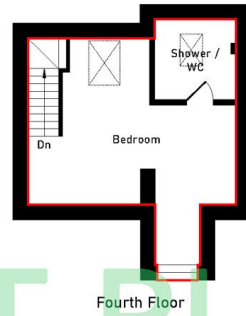
First Floor



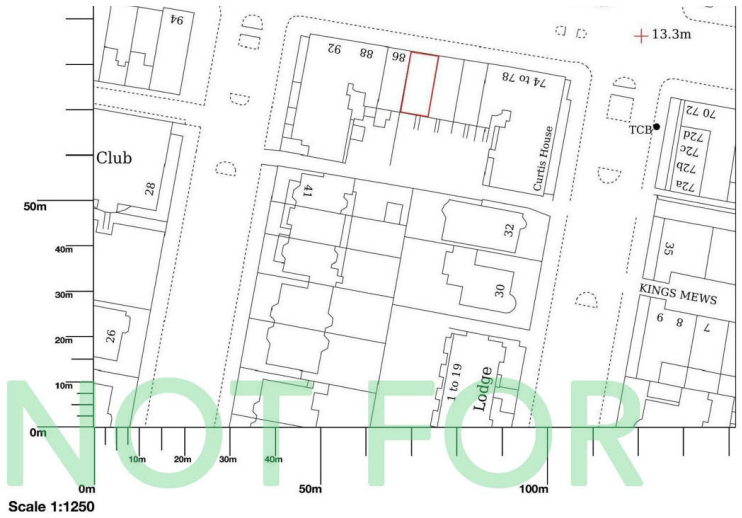
Second Floor



Third Floor



Fourth Floor



DRAFT PLAN NOT FOR ISSUE



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Tenure

Freehold. The ground floor retail unit is let is occupied by Fourth & Church, a popular local wine bar and restaurant, with a lease that is set to expire on 23.06.2026. which is within the Landlord & Tenant Act 1954. The flats are let by AST agreements.

Rental Income

Fourth & Church:	£35,000
Flat A:	£21,000
Flat B:	£18,600
Flat C:	£27,300
Total:	£101,900

Terms

Freehold for sale subject to the benefit of the existing lease with a guide price of £1.450,000.

Legal Fees & VAT

Each party to bear their own legal costs incurred. The property is elected for VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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