



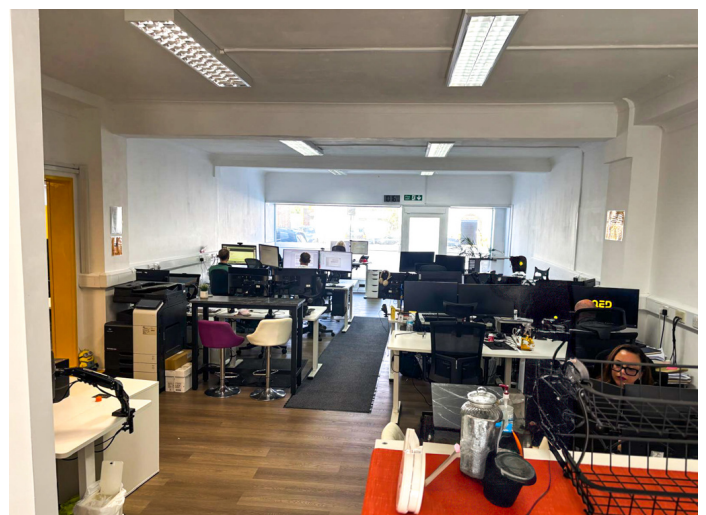
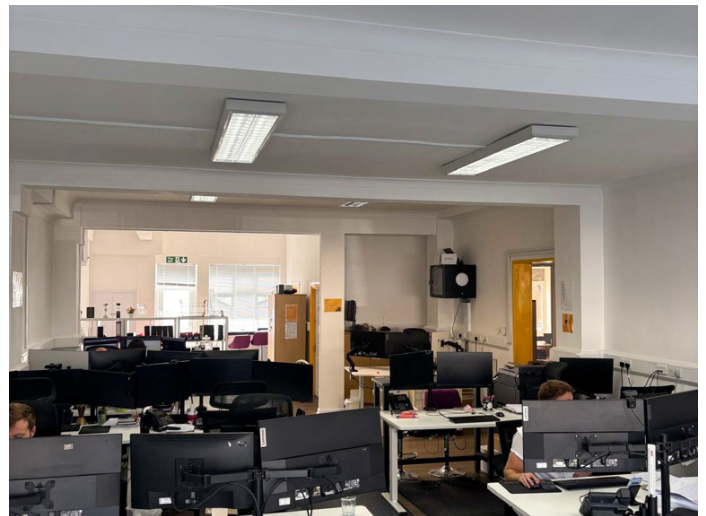
7 Hove Manor Parade
Hove Street, Hove, East Sussex, BN3 2DF

FOR SALE

Investment Property For Sale

Key Features:

- Located on popular parade just off seafront
- Self-contained unit with hard standing to front
- Let on 10-year lease dated 05/11/2025
- Passing rent of £20,000 per annum
- Ideal SIPP investment opportunity
- For Sale £285,000
- Let to the same professional tenant for over 10 years





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Location

Brighton and Hove is a vibrant and well-connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional and financial sectors.

The property itself is situated on Hove Street, a busy route connecting the seafront with Church Road and New Church Road, and forms part of Hove Manor Parade; a small, established parade beneath the landmark Hove Manor residential block. The surrounding area offers a mix of independent retailers, cafés, professional services and everyday amenities, with the King Alfred Leisure Centre and Hove Beach just moments away, contributing to strong year-round footfall and an appealing commercial environment.

Description

A well-located long leasehold commercial investment situated within the established Hove Manor Parade, moments from the seafront and the King Alfred Leisure Centre.

The property comprises a self-contained Class E unit arranged over the ground floor, providing a bright, open-plan office space with a kitchen and WC to the rear. The accommodation benefits from good natural light and a practical layout suited to a range of commercial uses.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

13 July 2026

Terms

The premises are let to QED Structures Limited on a 10-year lease from November 2025, producing £20,000 per annum, with an upward-only rent review at the fifth year and no tenant break option, offering secure and predictable income.

The property is held on a long-leasehold basis from 24th December 2014 for a term of 125 years (113 years remaining). There is a ground rent as follows:

£200 - 2014 - 2039

£400 - 2040 - 2064

£800 - 2064 - 2089

£1,600 - 2089 - 2114

£3,200 for the remainder of the term.

Business Rates

Available on request.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

AML

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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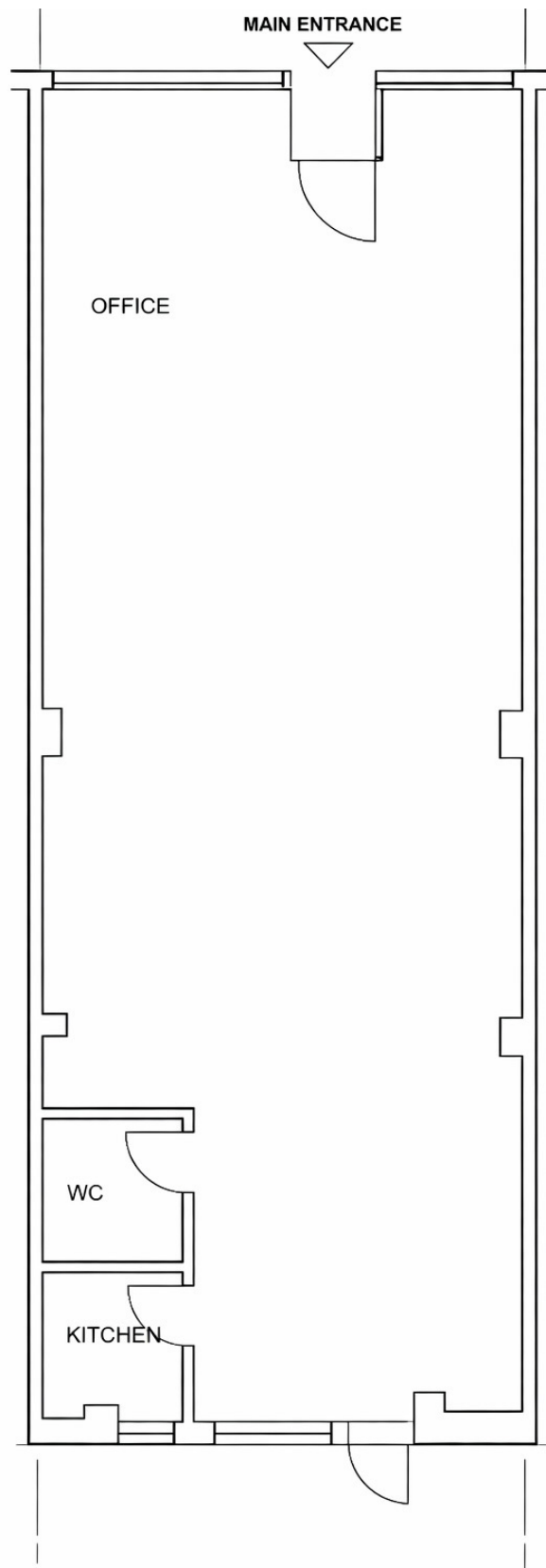


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Floor Plan



For identification purposes only.