

# PRIME FREEHOLD

# FOR SALE



**49 BLATCHINGTON ROAD, HOVE**

**EAST SUSSEX, BN3 3YJ**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in the heart of Hove and on one of the main commercial thoroughfares is this mid-terrace commercial property on Blatchington Road, Hove. A mix of local and national traders, including The Gym, Iceland Foods and Sussex Uniforms are close by and the desirable George Street is a short walk away.

## Description

An opportunity to acquire this prime freehold commercial property comprising ground, lower ground and first floor accommodation, tenanted by two occupiers. The property may be suitable for residential conversion subject to the necessary planning consent.

### Approximate net internal floors areas are:

Ground Floor	360 sq ft	33.4 sq m
Lower Ground Floor	394 sq ft	36.6 sq m
First Floor	436 sq ft	40.5 sq m
Total Accommodation	1,190 sq ft	110.5 sq m

	Tenant	Lease Start	Lease Expiry (Break)	Next Review	Rent pa ex
Ground & First Floor	Bright Dental Clinic Ltd	09 Aug 12	8 Aug 32 (9 Aug 22 & 9 Aug 27)	9 Aug 22	£11,500
Lower Ground Floor	Durston Gibb Ltd	22 Sep 17	21 Sep 22	N/A	£7,500

## Price

Offers are invited in the region of £425,000 for the freehold interest. Each party is to be responsible for their own legal fees.

**Business Rate** £12,500

**EPC** Applied For

Viewing by strict appointment with sole agent Graves Son & Pilcher LLP

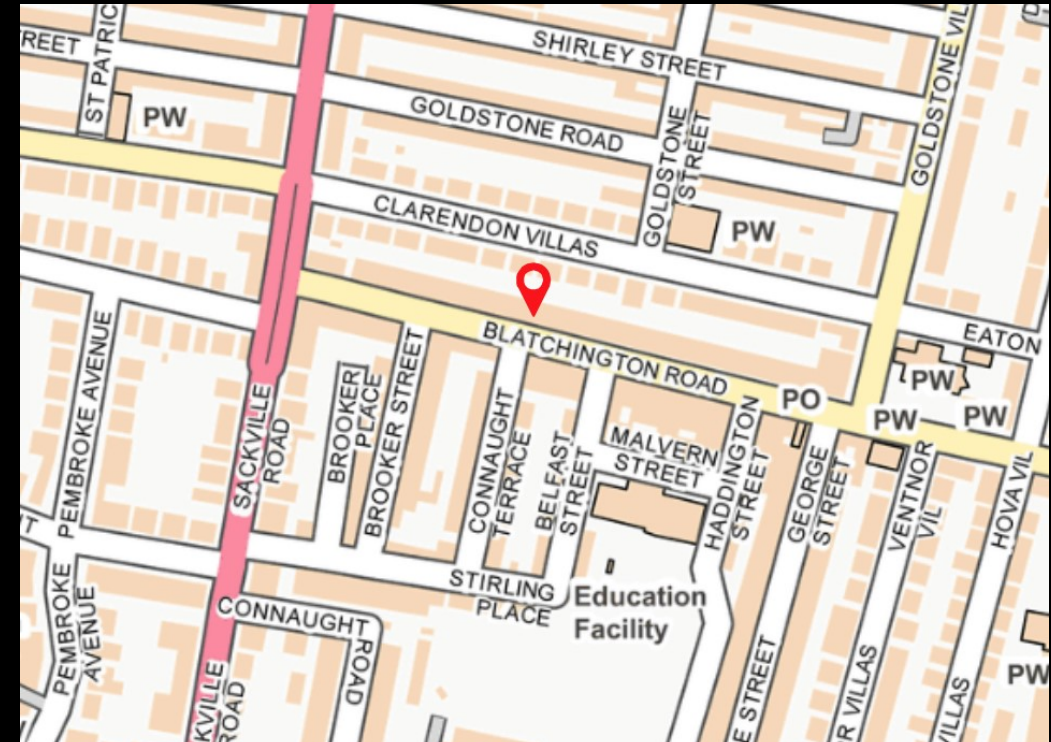
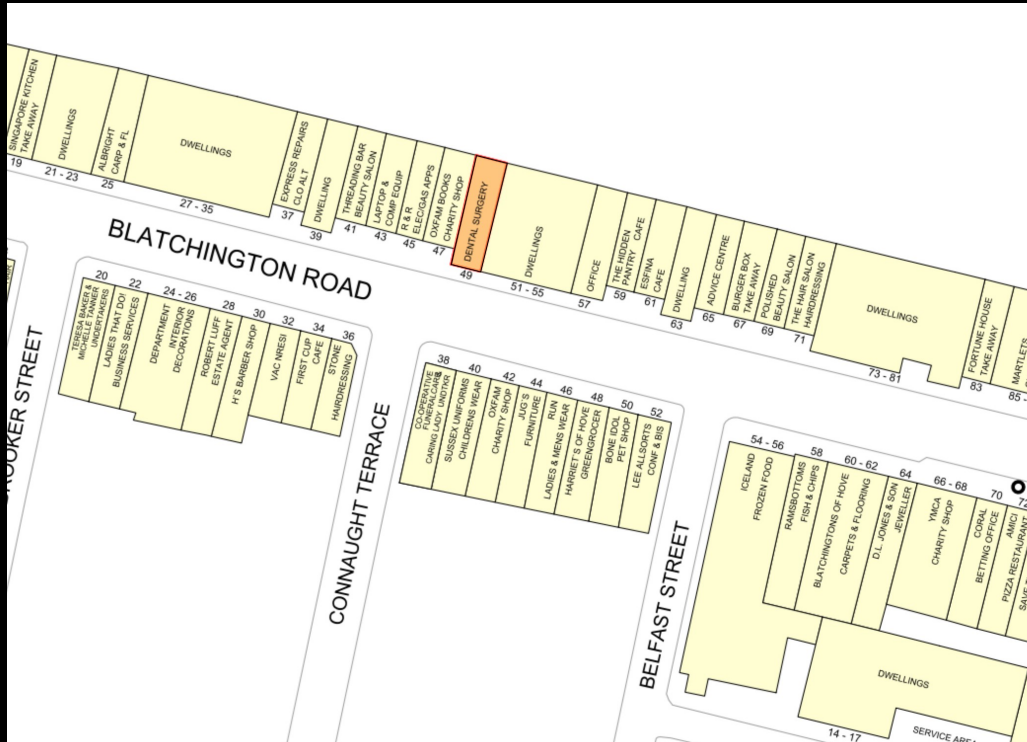
amenities and services not tested  
measurements are approximate and net internal



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