



**47 BLATCHINGTON ROAD**  
**HOVE, BN3 3YJ**

**GUIDE PRICE £150,000+**  
**FREEHOLD**

**\*\*Sold by Auction\*\*** A freehold commercial investment comprising ground floor retail accommodation with split level ancillary accommodation and rear garden. The property is currently let to Oxfam on a 3 year lease from May 2024 with a rolling tenant break option subject to 6 months notice no earlier than November 2025. Oxfam currently pay a rent of £11,000pa, but the space offers the opportunity for either an owner occupier or a developer when the tenant vacates. The first and second floor maisonette has been sold-off on a long lease. For further details, please contact the auctioneer. Buyers are advised to review the legal pack prior to bidding. The purchase price and rent payable is subject to VAT.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





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**47 Blatchington Road, Hove**

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

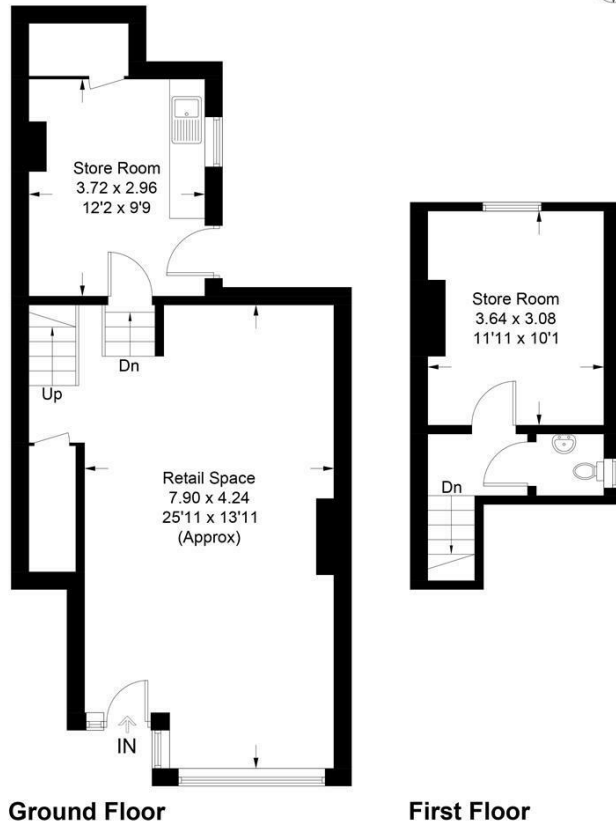
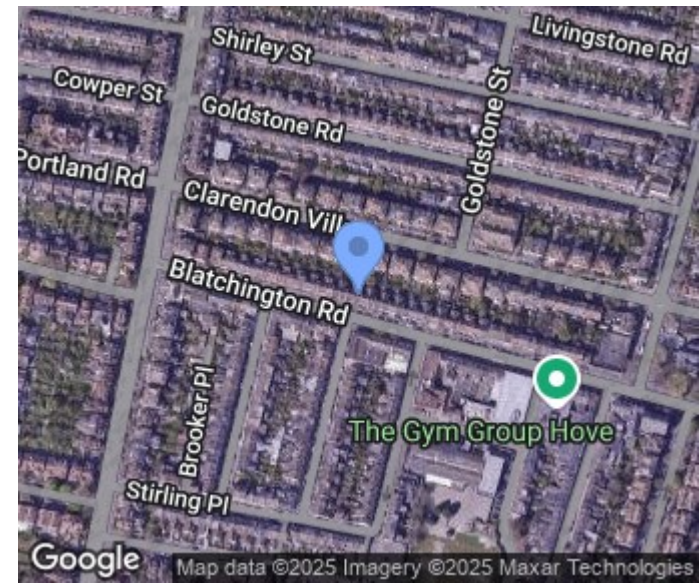


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1148541)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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