



**28-29 WESTERN ROAD**  
**HOVE, BN3 1AF**

**£2,500,000**  
**FREEHOLD**

A substantial freehold mixed-use investment comprising 2 x retail units, 9 x flats and a vacant garage/workshop. The property is currently let and producing £194,900pa with potential to let the vacant garage/workshop to immediately increase the initial income. There is development potential to add further residential units on the flat roof section at the rear of the property, subject to obtaining the usual planning consents.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

## Tenancy Schedule

Flat 1 - 2 bedroom flat (62sqm) Let at £1,375pcm  
Flat 2 - 1 bedroom flat (51sqm) Let at £1,100pcm  
Flat 3 - 2 bedroom flat (72sqm) Let at £1,600pcm  
Flat 4 - 2 bedroom flat (66 sqm) Let at £1,500pcm  
Flat 5 - 1 bedroom flat (51 sqm) Let at £1,050pcm  
Flat 6 - 2 bedroom flat (71 sqm) Let at £1,450pcm  
Flat 7 - 2 bedroom flat (65 sqm) Let at £1,500pcm  
Flat 8 - 1 bedroom flat (41 sqm) Let at £1,100pcm  
Flat 9 - 1 bedroom flat (49 sqm) Let at £1,150pcm

28 Western Road is let to Prominence Property on a 5 year lease from 6th September 2023 at £14,400pa with a fixed increase from 5th September 2025 when the rent will increase to £15,000pa for the remainder of the term.

29 Western Road is let to Jade Chinese Restaurant on a 20 year lease from 29th September 2010 at £29,000pa with the basement let at £9,600pa on a separate co-terminus lease. There is a rent review due on 1st November 2026.

Garage/Workshop accessed via Donkey Mews - currently vacant.

All residential EPCs are rated C, apart from Flat 4 which is rated B.

## Location

The property is situated in a prime central location, close to Brunswick Square, Hove seafront and a host of independent and national occupiers such as Real Patisserie, SIX Bar and Restaurant, and Co-op Food.

Please note, the floor plan does not show the entire ground floor and basement ownership, 29 Western Road is missing therefore the plan should be used as a guide only.





## 28-29 Western Road, Brighton



Approximate Gross Internal Area = 677.70 sq m / 7294.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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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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