



96-98 CHURCH ROAD
HOVE, BN3 2EB

£1,000,000
FREEHOLD

A substantial commercial investment spanning two interconnecting buildings in a prime central Hove location. The property is arranged as retail over ground floor and basement with three floors of offices above and parking to the rear. The building is currently producing £79,800pa but offers various asset management opportunities to reconfigure the space, let the vacant units, and increase the current

**Nicholas
James**
SALES LETTINGS AUCTIONS

rents.

Tenancy Schedule

96 Church Road Ground Floor and Basement let at £23,000pa on FRI terms

96-98 Church Road First Floor let at £26,400pa on an inclusive rent

96 Church Road Second Floor Front and Rear Rooms currently Vacant (formerly occupied by the seller)

98 Church Road Second Floor Front Room let at £8,400pa on an inclusive rent

98 Church Road Second Floor Rear Room let at £6,000pa on an inclusive rent

96-98 Church Road Third Floor let at £16,000pa on FRI terms

Parking Spaces rear of 96 Church Road currently Vacant

Location

The property is situated close to the junction of Church Road and Fourth Avenue, opposite Hove Town Hall and close to several well-regarded local and national occupiers including Pizza Express, Sainsbury's Local, and Real Patisserie.

Tenure

The seller owns the freehold interest in 96 Church Road and the remainder of a 999 year lease of the three upper floors in 98 Church Road. The retail unit occupied by Leaders and parking spaces at the rear of this property are retained by the freeholder.

Both 96 and 98 Church Road are Grade II Listed.

VAT

The property is not elected for VAT.



pepperfox

98

Galloways
CLIENT
PARKING

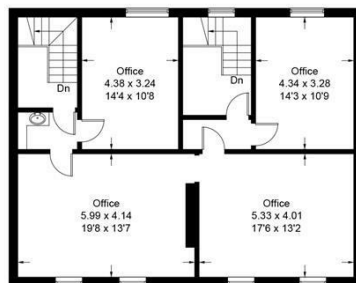


96-98 Church Road

Approximate Gross Internal Area = 336.9 sq m / 3626 sq ft

Shop = 105.8 sq m / 1139 sq ft

Total = 442.7 sq m / 4765 sq ft



Third Floor

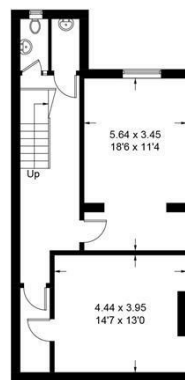


Ground Floor

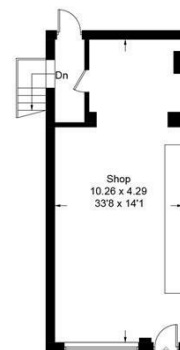
First Floor



Second Floor



Shop - Basement



Shop - Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174247)



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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