

CENTRAL HOVE
MIXED USE INVESTMENT
PRODUCING £26,000 pa
FREEHOLD FOR SALE



147 SACKVILLE ROAD
HOVE
BN3 3HD

124 Westbourne Street, Hove, Sussex BN3 5FA T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

147 SACKVILLE ROAD, HOVE, BN3 3HD

LOCATION: Situated on the eastern side of Sackville Road just south of the railway bridge and opposite the junction with Coleridge Street in the heart of the Poets Corner residential area. This is a densely populated residential location and benefits from a high traffic flow.

ACCOMMODATION: The premises comprise a ground floor shop/ takeaway premises with fitted kitchen, prep area plus self – contained four bedroom maisonette over as follows:

SHOP:

Width	11' 6"
Depth	12' 2"
Total	140 sq. ft. (13 sq. m)

KITCHEN: 13' 2" x 9' 6" 125 sq. ft. (12 sq. m)

- Extraction
- Stainless Steel Sink
- 8 ring hob and oven
- Tandoori oven

PREP ROOM: 5' 2" x 8' 5" 43 sq. ft. (4 sq. m)

- Double Commercial Stainless Steel Sink

EXTERNAL YARD: External W/C with hand wash facilities

STORE: 2' 6" X 6' 8" 18 sq. ft. (2 sq. m)

- Access to rear road / loading access

PRICE: Offers invited in the region of **£375,000**

RESIDENTIAL ACCOMMODATION: There is a spacious four bedroom maisonette over currently let on an AST producing £1,500 per calendar month (£18,000 per annum)

TENANCY: **Ground floor shop:** The ground floor shop is currently let to Mr.Ullah trading as The Vindaloo House with holding over a lease which expired 23rd June 2013 with a passing rent of £8,000 per annum
Mr.Ullah is attempting to sell his business at present and would provide vacant possession should it be required.

Residential accommodation: There is a spacious four bedroom maisonette with two laying tenants and one AST at a rent of £1,500 per calendar month (18,000 per annum)

TOTAL INCOME: £26,000

VAT:	VAT may be chargeable on the terms quoted
LEGAL FEES:	Each party to bear their own legal costs
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Ltd Tel: 01273 233333