

**FREEHOLD INVESTMENT
3 FLATS AND SHOP
POTENTIAL REAR DEVELOPMENT OPPORTUNITY
FOR SALE**



**31 BOUNDARY ROAD
HOVE
BN3 4EF**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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LOCATION Situated at the midpoint of Boundary Road not far to its junction with New Church Road, Hove. Boundary Road is a busy commercial thoroughfare of Hove/Portslade with many other private and national occupiers. Portslade train station is also walking distance to the north.

ACCOMMODATION The premises comprise a ground floor Class E premises, 3 bed self contained flat over and two rear studio flats arranged as follows:

SHOP **394 sq ft**

- Carpeted
- Forecourt
- Rear WC + HWF
- Storage
- Rented at £600 pcm on a 1 year licence outside the act

RESIDENTIAL ACCOMMODATION

3 Bed Maisonette over receiving £1,200 pcm
2 x Studios at the rear receiving £650 pcm each

Total Income **£37,200 per annum**

TENURE Freehold

PRICE **£575,000**

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Property Ltd
Tel: 01273 233333