

**VACANT FREEHOLD INVESTMENT
GROUND FLOOR CLASS E PREMISES
S/C 3 x BEDROOM MAISONETTE OVER
FOR SALE**



**126 PORTLAND ROAD
HOVE
BN3 5QL**

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LOCATION: Situated on the southern side of Portland Road. The premises is surrounded by multiple retailers including restaurant and takeaway operators and retailers including Sainsbury's, The Co-Op, Ladbroke's and The Post Office. Hove railway station is within easy reach of the premises.

ACCOMMODATION: The premises comprise a vacant ground floor Class E premises with self contained 3 bed maisonette over + rear parking space as follows:

GROUND FLOOR SHOP

Shop 358 sq ft

Store 66 sq ft

- WC + HWF
- Car parking space

Total Accommodation 424 sq ft

Self-contained 3 bed Residential Accommodation

First Floor

Kitchen 113 sq ft

Bed 1 129 sq ft

Lounge 221 sq ft

Second Floor

Bed 2 129 sq ft

Bed 3 218 sq ft

- Bath, WC + HWF
- Shower, WC + HWF

TENURE Freehold

PRICE OIRO £350,000 Vacant possession

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Each party pays their own costs

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