



CHARLECOTE



**FREEHOLD RETAIL & RESIDENTIAL INVESTMENT
FOR SALE
14 BLATCHINGTON ROAD HOVE BN3 3YN**

- Rental income £15,000 per annum
- Asset Management Opportunity
- 12 Blatchington Road also available
- OIRO £270,000

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

14 Blatchington Road is situated in an established retail parade close to the junction with Sackville Road.

Blatchington Road has a variety of independent retailers and larger stores. Nearby occupiers include The Co-Operative supermarket, The Gym Group, Peacocks, Boots and KFC.

Hove railway station is located approximately 0.3 miles to the north providing direct services to Brighton and onto Gatwick Airport, and London Victoria. There is on-street pay-and-display parking.

A location plan and street view can be viewed online through Google Maps using postcode **BN3 3YN**.

DESCRIPTION

14 Blatchington Road comprises a mid-terrace, two-storey freehold property with a ground-floor restaurant (not trading), prep, kitchen, rear W.C and small garden.

The first floor comprises a two bed flat with separate street level entrance.

ACCOMMODATION	sqft	sq m
Ground Floor Retail	859	79.8
First Floor Flat	514	47.8





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TENURE

Freehold subject to the following tenancy:

TENANCY

14 Blatchington Road: FRI lease dated 29th July 2019 for a term 28th July 2033. Upward only four yearly rent reviews, next review July 2029.

Passing rent £15,000 per annum exclusive.

PRICE

Offers in the region of £270,000.

VAT

We are advised that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATES

99: Certificate No: 5377-7032-8122-6471-5473 .
Rated 51 C, Valid until 16th November 2035.

BUSINESS RATES

Rateable Value £6,600 UBR 43.2 p (Apr 2026/27).

COUNCIL TAX

Band A £1,719.63 2026/27

LEGAL COSTS

Each side will be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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