



CHARLECOTE



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

- Rental income £18,500 per annum
- Asset Management Opportunity
- 14 Blatchington Road also available
- OIRO £280,000

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.

12 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

12 Blatchington Road comprises a mid-terrace, two-storey freehold property arranged as a ground-floor hot food takeaway (not trading) with sales, prep, kitchen and rear store leading to small garden.

The first floor is a three bed flat with separate street level entrance.

ACCOMMODATION	sqft	sq m
Ground Floor Retail	529	49.1
First Floor Flat	802	74.5
Total Floor Area	1,331	123.7





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TENURE

Freehold subject to the following tenancy:

TENANCY

12 Blatchington Road: FRI lease dated 27th February 2023 for a term expiring 28th February 2039. Four yearly rent reviews, next review 29th February 2027.

Passing rent £18,500 per annum exclusive.

PRICE

Offers in the region of £280,000.

VAT

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

ENERGY PERFORMANCE CERTIFICATES

99: Certificate No: 3824-2759-8939-5909-1619. Rated 114 E, Valid until 6th September 2032.

BUSINESS RATES

Rateable Value £6,400 UBR 43.2 p (Apr 2026/27).

COUNCIL TAX

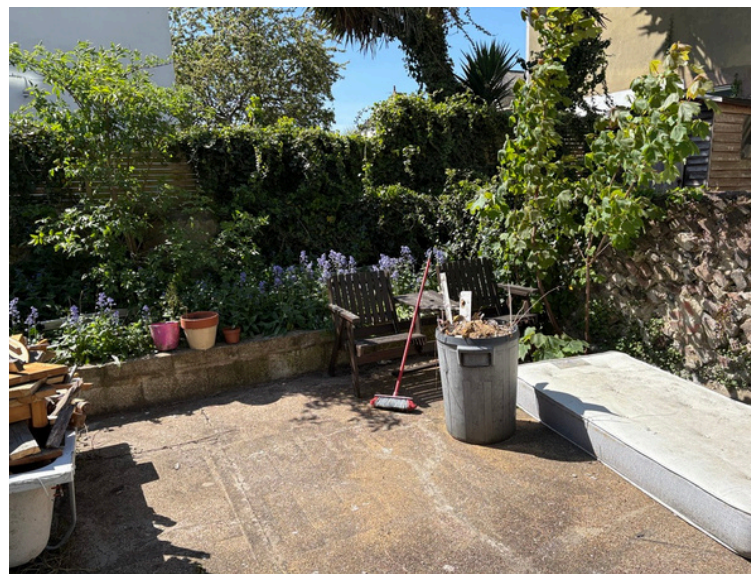
Band B £2,006.23 2026/27

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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