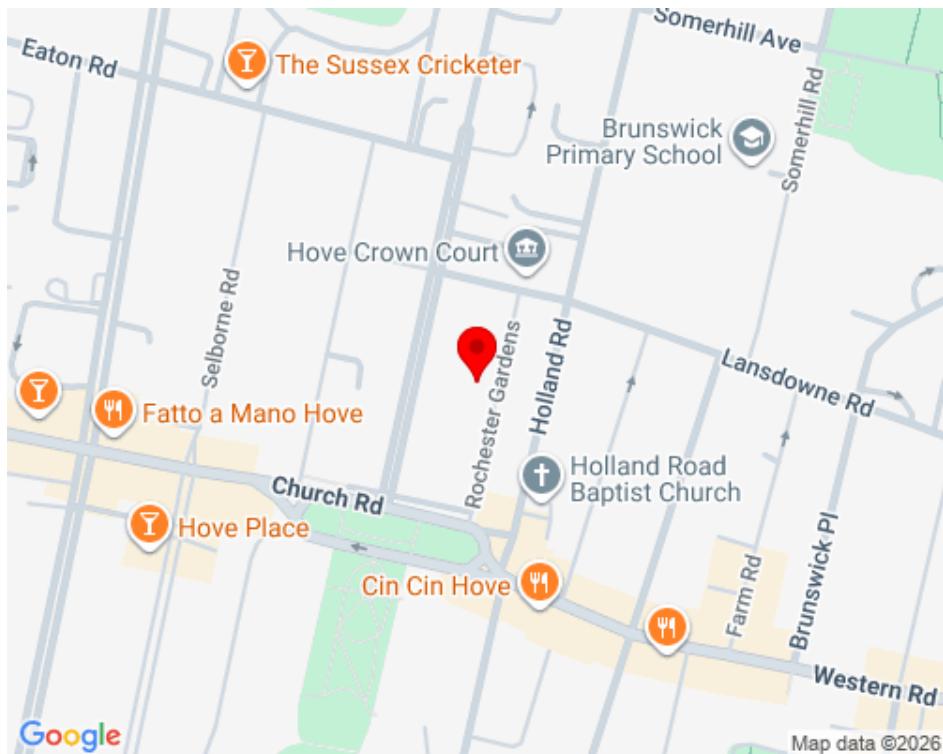




Rochester House, Hove, BN3 3AW

AN ATTRACTIVE AND INCOME-PRODUCING FREEHOLD INVESTMENT OPPORTUNITY SITUATED IN A PRIME CENTRAL HOVE LOCATION.

# LOCATION



## Description:

An attractive and income-producing freehold investment opportunity situated in a prime central Hove location, moments from Church Road and within one of the town's most established commercial and residential neighbourhoods. Rochester House comprises a four-storey mid-terrace property arranged as a mix of well-presented office accommodation over the ground, first and second floors, with a third-floor self-contained residential apartment currently let on an informal basis. The building is well-maintained and offers bright, modern and functional workspaces, with shared kitchenette and WC facilities, providing flexibility for a range of occupiers and future reconfiguration potential, subject to the necessary consents. This is a unique opportunity to acquire a freehold asset in central Hove with immediate income, genuine value-add potential and long-term rental and capital growth prospects in a high-demand location.

## Accommodation:

The approximate net internal areas measured are as follows:

**Ground Floor** The space includes an internal corridor, front office (1A) and rear offices (1B and 1C) with bay windows, a mid office (1D), a fitted kitchen, and a WC.: 84.26 sq m (907 sq ft)

**First Floor** The space includes an internal corridor, front office (1A) and rear offices (1B and 1C) with bay windows, a mid office (1D), a fitted kitchen, and a WC.: 77.20 sq m (831 sq ft)

**Second Floor** The space includes front office (2A), rear offices (2B and 2C), a mid office (2D), a kitchen without natural light, and a WC.: 72.19 sq m (777 sq ft)

**Total:** 233.65 sq m (2,515 sq ft)

## Price:

On Application

## Business Rates:

Rateable Value: £45450

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs. Negotiated

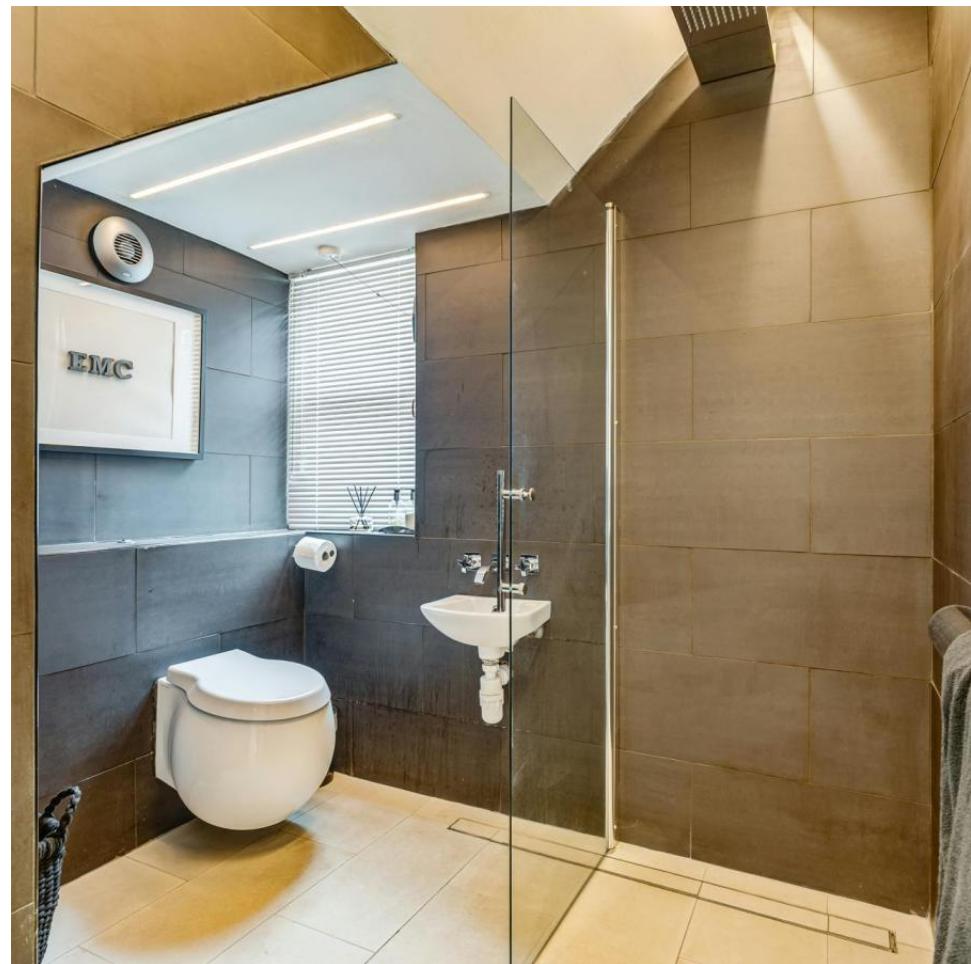


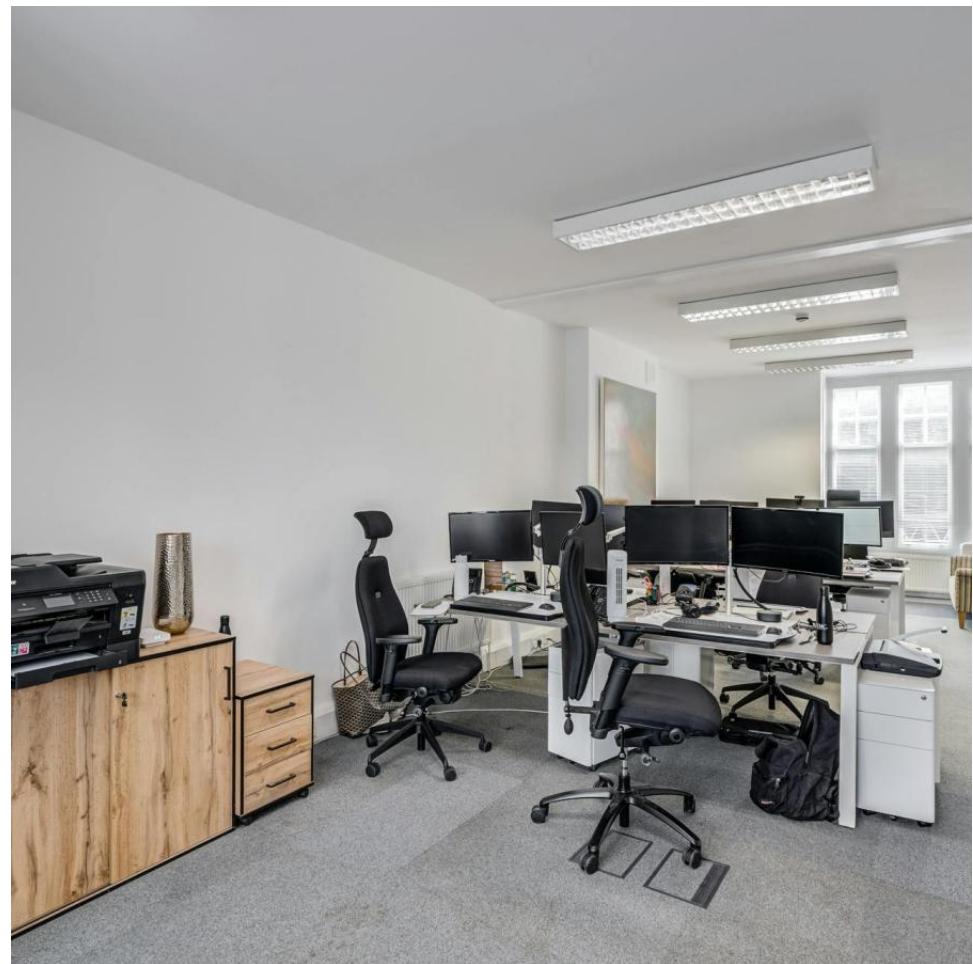




















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Oliver Graves

01273 701070  
07435 099874  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB