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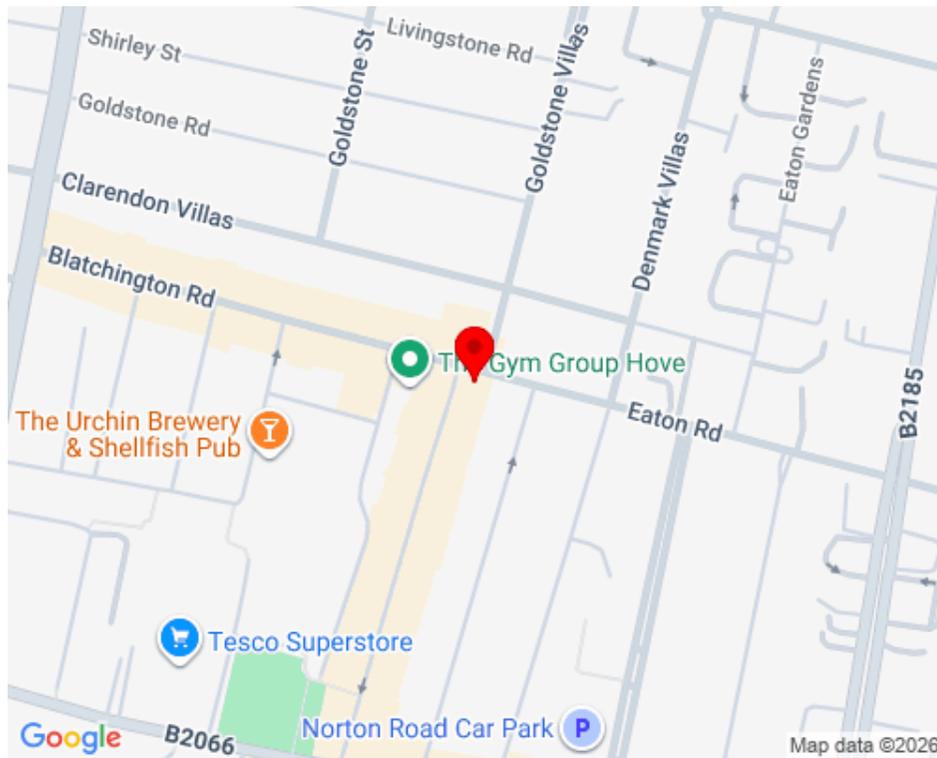
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100/100a Blatchington Road, Hove, BN3 3YF

FOR SALE: FREEHOLD INVESTMENT IN CENTRAL HOVE WITH DUAL COMMERCIAL INCOME

# LOCATION



Situated on the south side of Blatchington Road, this building enjoys a prime position within Hove's established and vibrant commercial core. The property is surrounded by a strong mix of national and independent occupiers, including Tesco Superstore, The Co-operative Food, and Iceland. George Street, Hove's principal pedestrianised shopping thoroughfare, is moments away, while the amenities and restaurants of Church Road lie just to the south.

The location offers excellent connectivity, with Hove Station approximately a 5-minute walk to the north, providing regular services to Brighton, Gatwick Airport and London. Hove Seafront is just a 10-minute stroll to the south, adding to the property's appeal for both occupiers and investors.

## Description:

This fully-let and well-positioned property presents a rare freehold investment opportunity in the heart of Hove's established commercial district.

Comprising two self-contained commercial units, the asset provides a strong and secure income stream with scope for future rental growth.

Situated along the vibrant Blatchington Road and close to George Street and Hove Station, the property benefits from excellent footfall, connectivity, and long-term occupier demand, making it an ideal acquisition for investors seeking a stable asset in one of Sussex's most sought-after coastal towns.

## Tenancy Schedule

The property is fully let to two separate commercial tenants, generating a combined rental income of £21,500 per annum, exclusive. Lease details are as follows:

100 Blatchington Road, Hove (Ground Floor and Basement)  
- Use: Trading card game store – Class E(a) (Display or retail sale of goods)  
- Rent: £14,000 per annum, exclusive  
- Term: Lease expiring 14 February 2028 (Outside the Landlord and Tenant Act 1954 - Part II, as amended)  
- Rent Review: Upward-only open market rent review on 15 February 2026

100a Blatchington Road, Hove (First Floor)  
- Use: Offices for professional and business services – Class E(c)  
- Rent: £7,500 per annum, exclusive  
- Term: Lease expiring 23 June 2028 (Outside the Landlord and Tenant Act 1954 - Part II, as amended)  
- Rent Review: Not applicable

Total Rental Income: £21,500 per annum, exclusive

## Key Features:

- Fully-Let Freehold Investment
- Central Hove Location
- Current Total Income: £21,500 per annum, exclusive
- Asset Management and Rental Growth Potential

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQMI	lg
100 Blatchington Road, Hove	332	30.84	Ground Floor
100 Blatchington Road, Hove	440	40.88	First Floor
100a Blatchington Road, Hove	271	25.18	Total
	1,043	96.90	

## Price:

On Application

## VAT:



VAT is Not applicable

### Legal Fees:

Each party to bear their own costs

### Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

### Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

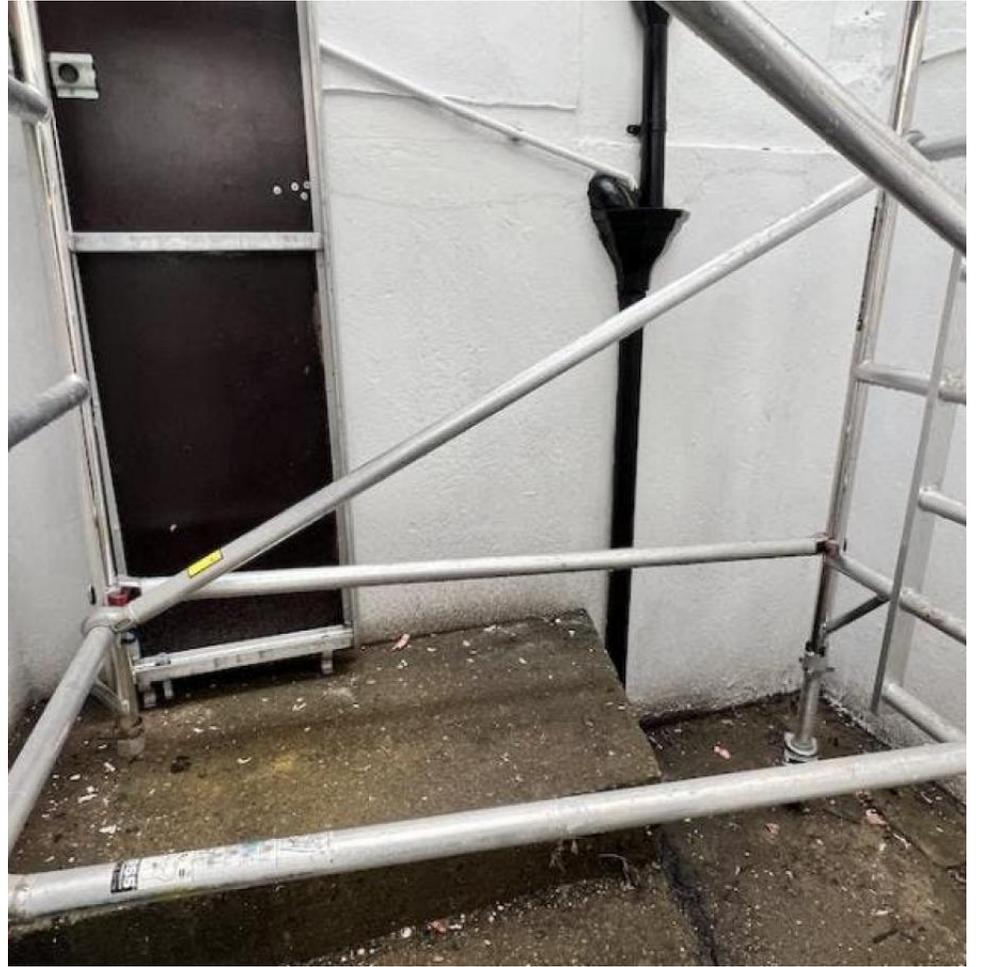
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.















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