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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.

Key Features

- Fully-Let Freehold Investment
- Central Hove Location
- Total Income: £21,500 per annum

- Asset Management and Rental Growth Potential

Accommodation

100 Blatchington Road, Hove

A self-contained commercial unit, suitable for a range of Class E uses (retail, office, etc.), comprising an open-plan trading area with rear galley kitchen and W/C facilities, along with extensive basement storage and access to a small courtyard.

Ground Floor: 440 sq ft (40.9 m²)

- Gross Frontage: 9'2"
- Internal Width (Max): 12'2"
- Internal Depth: 23'5"

Basement: 332 sq ft (30.8 m²)

Total Ground & Basement (NIA): 772 sq ft (71.7 m²)

The unit benefits from recent cosmetic upgrades, including new carpet flooring, UPVC double-glazed rear windows, and track lighting.

100a Blatchington Road, Hove

Accessed via a separate entrance, the first floor comprises a refurbished office suite, offering a bright and modern self-contained workspace, with its own W/C facilities.

Total First Floor (NIA): 271 sq ft (25.2 m²)

Total Commercial Accommodation (NIA): 1,043 sq ft (96.9 m²)

Price

Guide Price: **£295,000** (Two Hundred and Ninety Five Thousand Pounds), subject to contract and subject to the existing tenancies and rental income.

At this level, the investment reflects a **Net Initial Yield of 7.09%**, after standard purchaser costs.

Based on the current passing income and prior to the upcoming rent review on the Ground Floor and Basement scheduled for 15 February 2026.

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

Business Rates

100 Blatchington Road, Hove (Ground Floor and Basement)

Billing Authority: Brighton & Hove

- Description: Shop and Premises
- Rateable Value: £8,400
- Valid from April 2023 (current)

Eligible to benefit from full Small Business Rates Relief (SBRR).

100a Blatchington Road, Hove (First Floor)

Billing Authority: Brighton & Hove

- Description: Office and Premises
- Rateable Value: £-
- Valid from April 2023 (current)

Eligible to benefit from full Small Business Rates Relief (SBRR).

VAT

The property is not elected for VAT, therefore VAT is not chargeable on the terms quoted.

Legal & Professional Fees

Each party shall be responsible for their own legal and professional fees incurred.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify



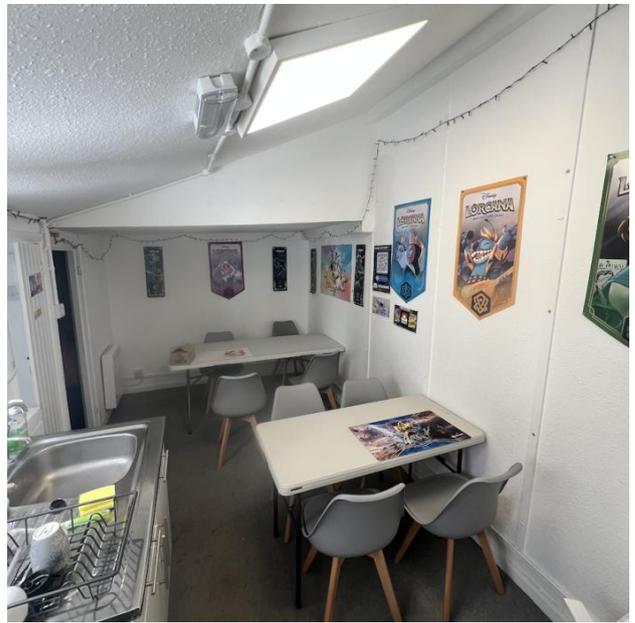
the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.

Viewing Arrangements

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









GET IN TOUCH
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