



CARR & PRIDDLE

01273 208010

# FREEHOLD GROUND RENT INVESTMENT WITH DEVELOPMENT POTENTIAL (STPC) FOR SALE

## Cliftonville Court, Goldstone Villas, Hove, BN3 3RX

### LOCATION:

The subject property is situated in a prominent spot opposite Hove mainline railway station and a local shopping parade which includes Small Batch Coffee, Cycle City & Wolfies whilst Go Botanica is located within Hove station.

### DESCRIPTION:

A six storey purpose built block of flats comprising 42 flats with a rear car park and a number of undercroft spaces that are let which we feel have development potential (subject to planning consent).

### LEASES:

There are 42 flats in total of which 7 have short leases with approximate 54 years remaining producing £315 per annum, 19 flats with leases ranging between 85 years and 144 years providing £1,320 per annum and 16 leases in excess of 144 years with no income. A full schedule is available upon request.

**N.B.** Our clients own a number of flats leasehold and these could be included in the sale.

### CAR PARKING SPACES :

There are a total of 22 car parking spaces of which one is sold off on a long leasehold, 10 are let by way of licence producing an annual income of £3,410 per annum and 11 are vacant.

### INCOME:

Ground Rents	£1,635'
Parking Licence Fees	£3,410
Total Income	£5,045

### VAT:

We are advised that VAT is not chargeable, but purchasers are advised to make their own enquiries.



### LANDLORD & TENANT ACT 1987 (AS AMENDED):

Section 5 Notices will be served once terms have been agreed.

### EPC:

Please ask for further details

### PRICE:

Offers are invited in excess of £310,000 subject to contract for the freehold interest.

### LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

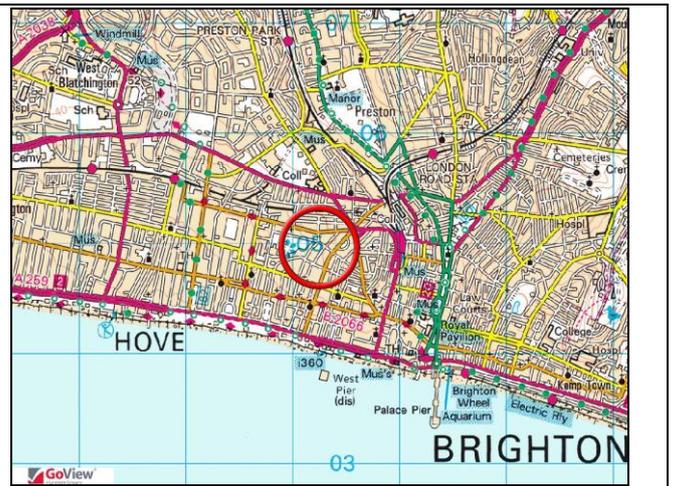
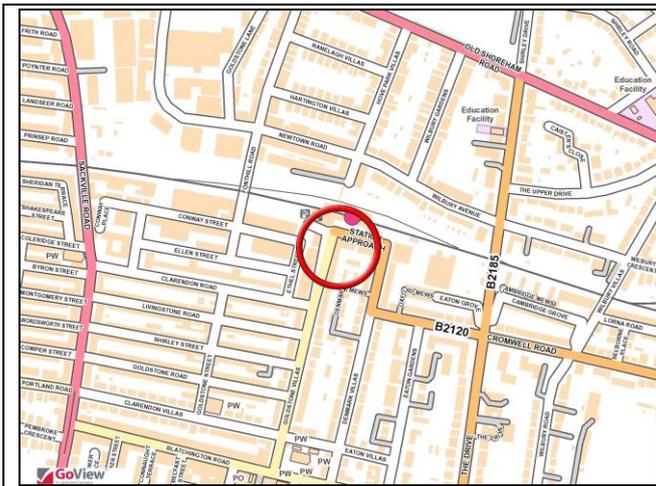
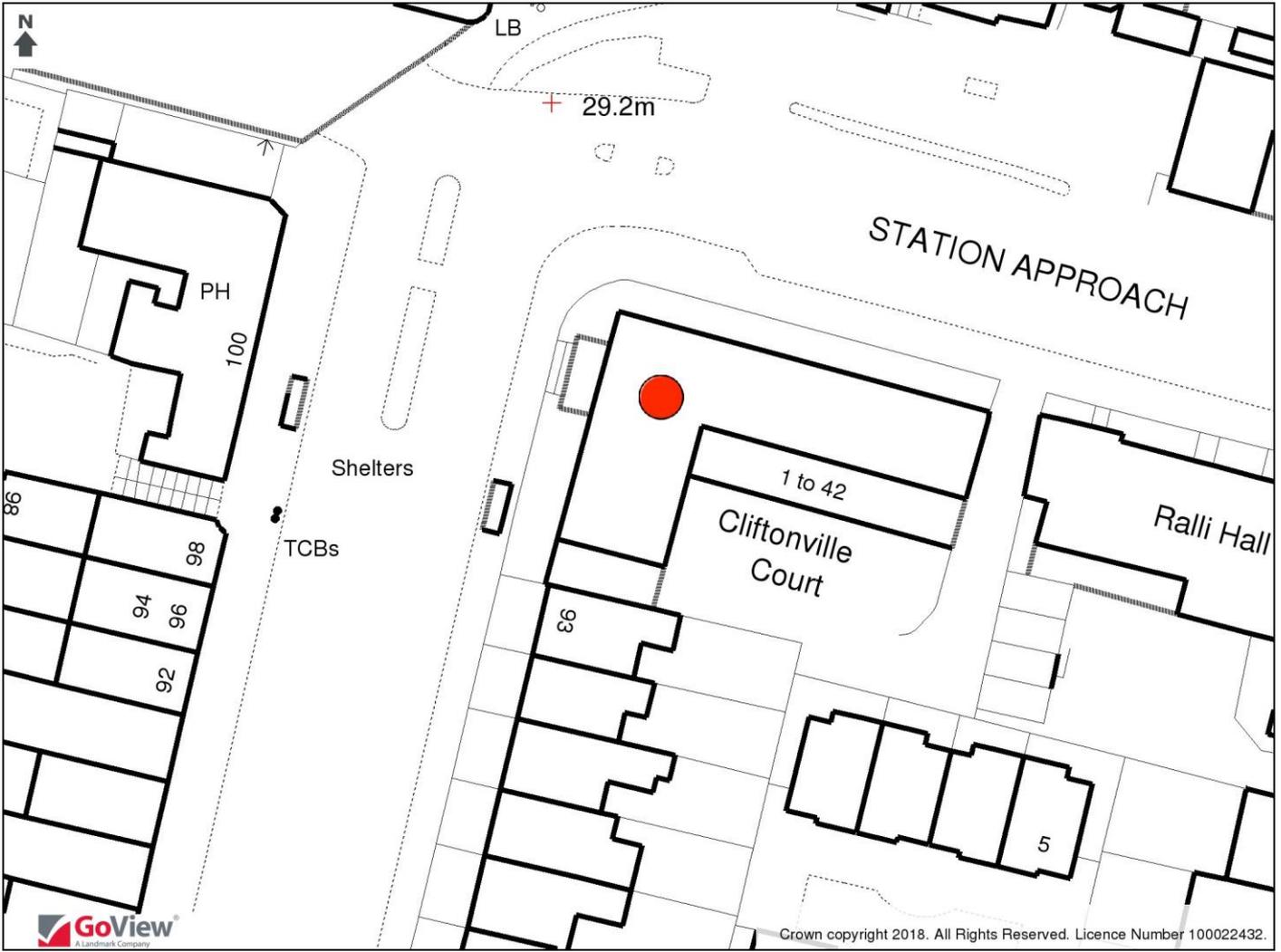
### VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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