



CARR & PRIDDLE

01273 208010

## FREEHOLD INVESTMENT FOR SALE LET TO RENOWNED CHARITY 47 Blatchington Road, Hove BN3 3YJ

### LOCATION:

The property is situated on the north side of Blatchington Road, Hove. George Street, Hove's prime shopping thoroughfare is a few hundred yards to the south east.

### DESCRIPTION:

An attractive building with a shop unit arranged over ground, lower ground and upper ground floors let to Oxfam and self-contained maisonette over sold off by way of a long leasehold.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

|                         | IMPERIAL  | METRIC     |
|-------------------------|-----------|------------|
| Net Frontage            | 12'       | 3.66 m     |
| Gross Frontage          | 17'6"     | 5.33 m     |
| Ground Floor Sales Area | 355 sq ft | 32.98 sq m |
| Upper Ground Floor WC   | 121 sq ft | 11.24 sq m |
| Lower Ground Floor      | 117 sq ft | 10.87 sq m |

### TENANCIES:

**Shop** : Let to Oxfam for a term of 5 years from 12 March 2016. The rent is £8,250 per annum exclusive of rates, VAT and all other outgoings payable monthly in advance.

**Maisonette** : Sold off by way of a long Leasehold interest for a term of 999 years at a peppercorn rent.

### PRICE:

Offers invited in excess of £150,000 for the Freehold interest.



### RATES:

**Rateable Value:** £8,000 UBR 49.1p (April 2019/2020).  
Small Business Multiplier

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 9895-3047-0540-0800-9995

The energy efficiency rating for this property is F 132

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

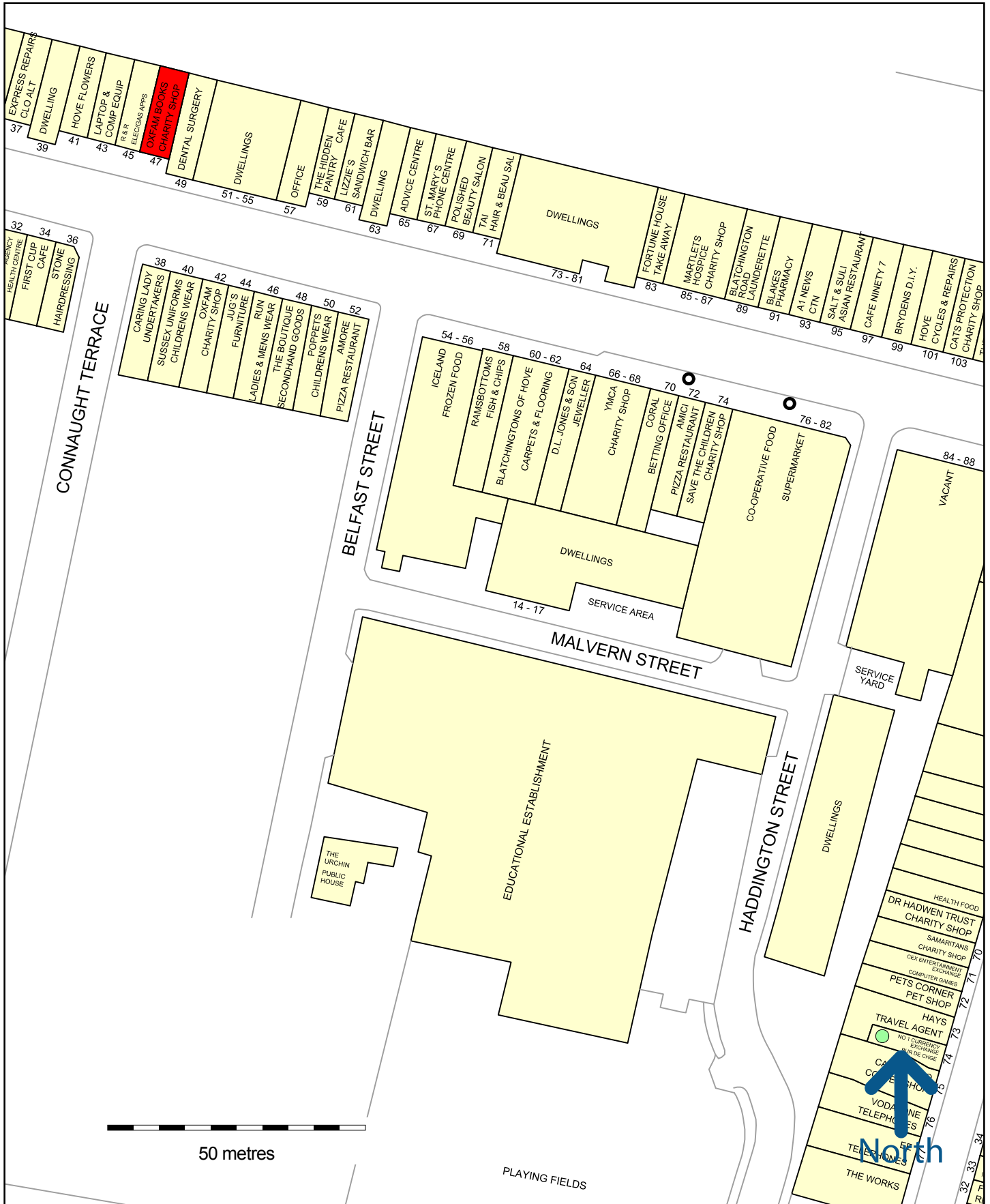
Each side will be responsible for their own legal costs in respect of the transaction.

### VIEWING:

By prior appointment through joint sole agents Carr and Priddle on **01273 208010** or Oakley Commercial **01273 688882**

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

34 Ship Street Brighton  
East Sussex BN1 1AD  
info@carrpriddle.co.uk  
www.carrpriddle.co.uk  
Fax: 01273 202674



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.  
Ordnance Survey 100019885

Experian Goad Plan Created: 05/04/2019  
Created By: Carr And Priddle

Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.

Mapping sourced from Ordnance Survey