



073 220 303

Oceans
PROPERTY

STUDENT PROPERTY | HOLIDAY LETTING | RESIDENTIAL PROPERTY

Oceans

prominence property
EST. 2008

Sales | Lettings

房屋地產 & KTV
中台式料理
07423022624

BARBERS
HAIR & BEAUTY

Western Road, Hove, BN3
Asking Price £2,500,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Western Road, BN3

Freehold | 7294 Sq Ft | 9 Apartments & Commerical | Garage

A substantial freehold mixed-use investment comprising 2 x retail units, 9 x flats and a vacant garage/workshop. The property is currently let and producing £193,100pa with potential to let the vacant garage/workshop to immediately increase the initial income. There is development potential to add further residential units on the flat roof section at the rear of the property, subject to obtaining the usual planning consents.

28 Western Road is let to Prominence Property on a 5 year lease from 6th September 2023 at £14,400pa with a fixed

increase from 5th September 2025 when the rent will increase to £15,000pa for the remainder of the term.

29 Western Road is let to Jade Chinese Restaurant on a 20 year lease from 29th September 2010 at £29,000pa with the

basement let at £9,600pa on a separate co-terminus lease. There is a rent review due on 1st November 2026.

Garage/Workshop accessed via Donkey Mews - currently vacant.

All residential EPCs are rated C, apart from Flat 4 which is rated B.

Location

The property is situated in a prime central location, close to Brunswick Square, Hove seafront and a host of independent and national occupiers such as Real Patisserie, SIX Bar and Restaurant, and Co-op Food.

Please note, the floor plan does not show the entire ground floor and basement ownership, 29 Western Road is missing

therefore the plan should be used as a guide only.







Tenancy Schedule

Flat 1 - 2 bedroom flat
(62sqm) Let at £1,375pcm

Flat 2 - 1 bedroom flat
(51sqm) Let at £1,100pcm

Flat 3 - 2 bedroom flat
(72sqm) Let at £1,600pcm

Flat 4 - 2 bedroom flat (66
sqm) Let at £1,500pcm

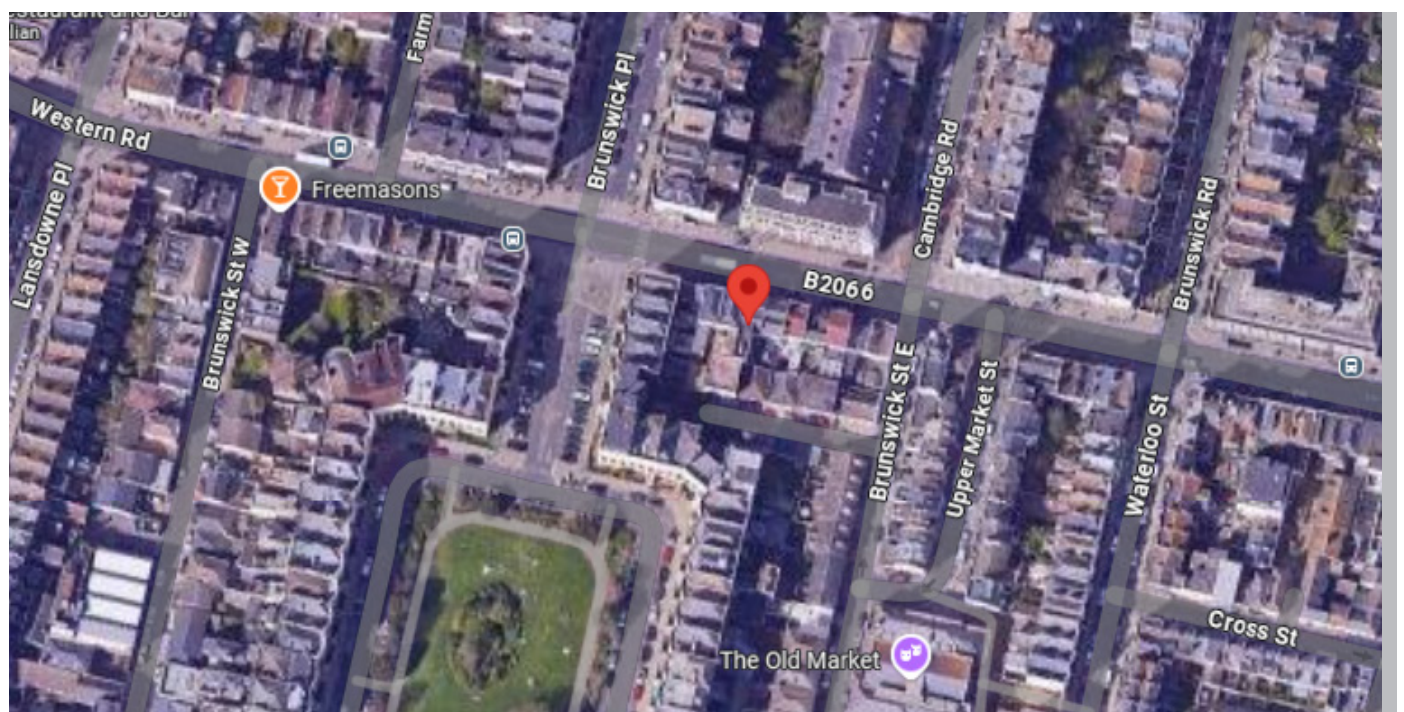
Flat 5 - 1 bedroom flat (51
sqm) Let at £1,050pcm

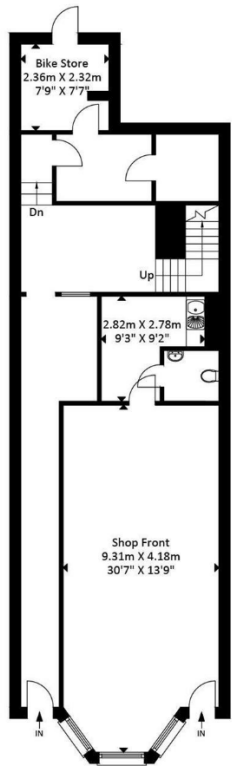
Flat 6 - 2 bedroom flat (71
sqm) Let at £1,450pcm

Flat 7 - 2 bedroom flat (65
sqm) Let at £1,500pcm

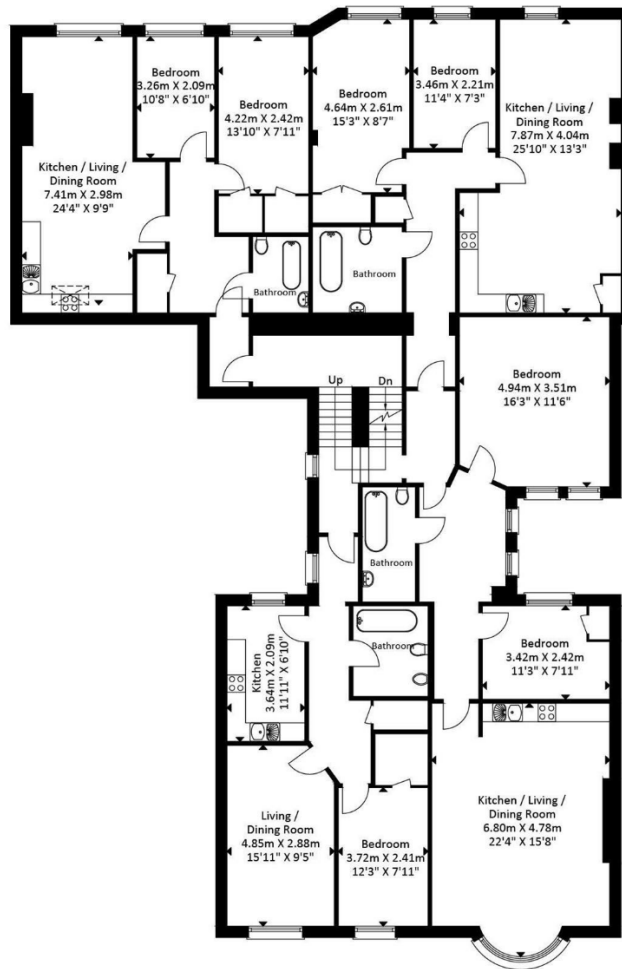
Flat 8 - 1 bedroom flat (41
sqm) Let at £1,000pcm

Flat 9 - 1 bedroom flat (49
sqm) Let at £1,100pcm

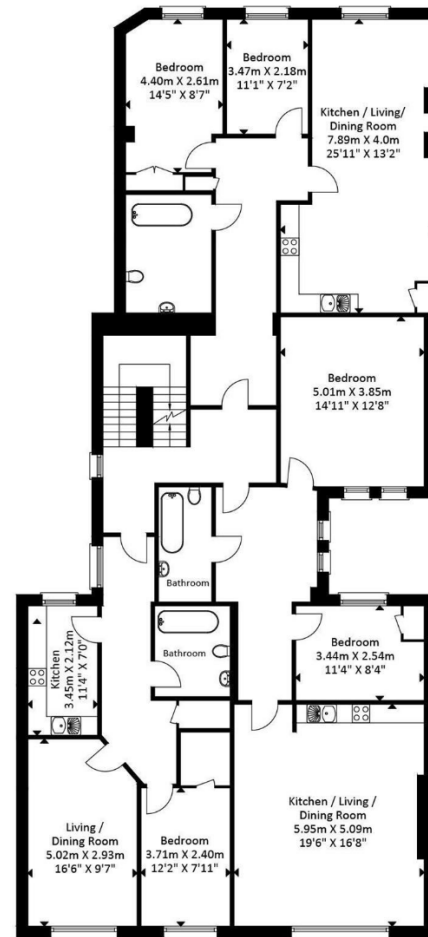




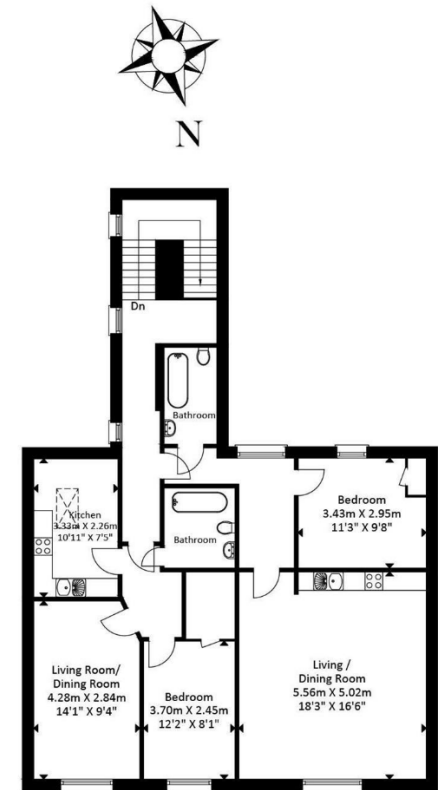
Ground Floor
Approximate Floor Area
968.75 sq ft
(90.00 sq m)



First Floor
Approximate Floor Area
2883.65 sq ft
(267.90 sq m)



Second Floor
Approximate Floor Area
2294.86 sq ft
(213.20 sq m)



Third Floor
Approximate Floor Area
1147.43 sq ft
(106.60 sq m)

Approximate Gross Internal Area = 677.70 sq m / 7294.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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