



## PRIME FREEHOLD INVESTMENT FOR SALE

- Centrally Located
- Car Parking Available
- Well Established Business
- Income Producing with Self Contained 4 Bed Maisonette

Interested in this property? Please contact us on 01903 792785

**JSS**  
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# 14 STATION ROAD, PORTSLADE, BRIGHTON, EAST SUSSEX, BN41 1GA

## Location

Situated within a popular location, being within walking distance to Portslade Railway Station with short commuting routes to Brighton & London. The property located on Station Road, Hove is connected to Boundary Road with its range of shopping facilities, cafes and restaurants. Local bus services also pass close by providing access to surrounding areas and the A27 is accessible via the Hangleton Link Road.

## Description

The subject property is arranged over four floors, which is fully let and income producing. The ground floor and basement are occupied by Wimpy and have been recently refurbished with an annual income of £22,000 pax. The restaurant benefits from 45 covers internally together with a seating area to the front of the property, providing a further 10 covers. The four bedroom maisonette is self contained from the rear and in addition there are 3 allocated parking spaces. This is currently achieving £1600 per calendar month. Therefore, the property is currently achieving an overall income of £41,200 per annum, exclusive.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground floor	859	79.8
Maisonette	1,130	104.98
<b>Total floor area:</b>	<b>859</b>	<b>79.8</b>

## Tenure

Freehold investment

## Price

Offers are invited in the region of £575,000 for the freehold interest.

## Rent

The ground floor shop is let on a 15 year lease from December 2017, with rent reviews and break clauses every 5th anniversary of the term and produces a current rent of £22,000 per annum, exclusive. The self-contained maisonette produces a current rent of £19,200 per annum. The overall income is £41,200 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £13,500. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. ££6,736.50.

## EPC

The ground floor has an EPC rating of C - 60. The maisonette has an EPC rating of D - 57.

## VAT

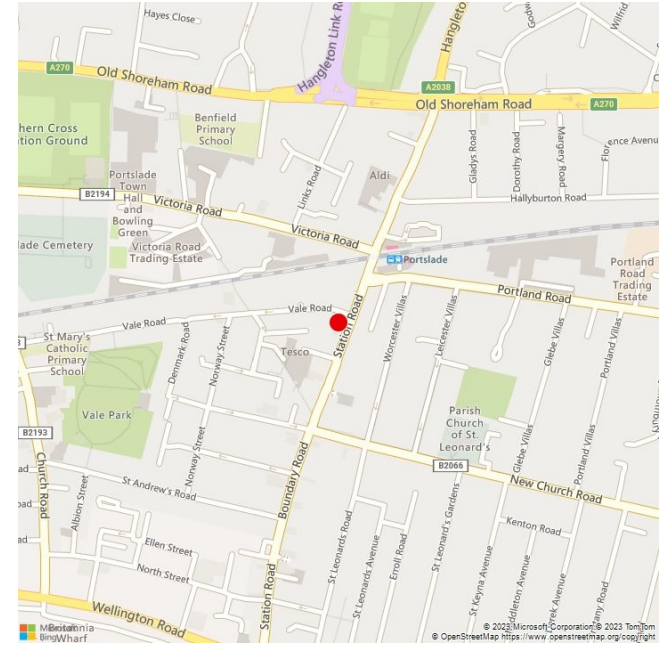
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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