



310a Portland Road | Hove | East Sussex | BN3 5LP

£250,000



We are delighted to offer for sale this extended commercial shop with freehold, situated in this popular Hove location.



Key features:

- Popular Hove Location
- Modern Open Plan Shop Front
- Two Kitchens
- Separate Wc
- Currently Let On A 15 Year Lease
- £14,000 annual rental income
- Freehold Included For Whole Building

 0 Bedrooms

 1 Wc

 1 Reception Room

Conveniently situated in Portland Road on the South side of this popular shopping thoroughfare approximately mid-way between Sackville Road and Boundary Road.

SHOP AND COUNTER AREA

Comprising of glazed front door, two large windows, spotlights.

SEPARATE WC

Comprising low level flush wc, wall hung hand wash basin, extractor fan.

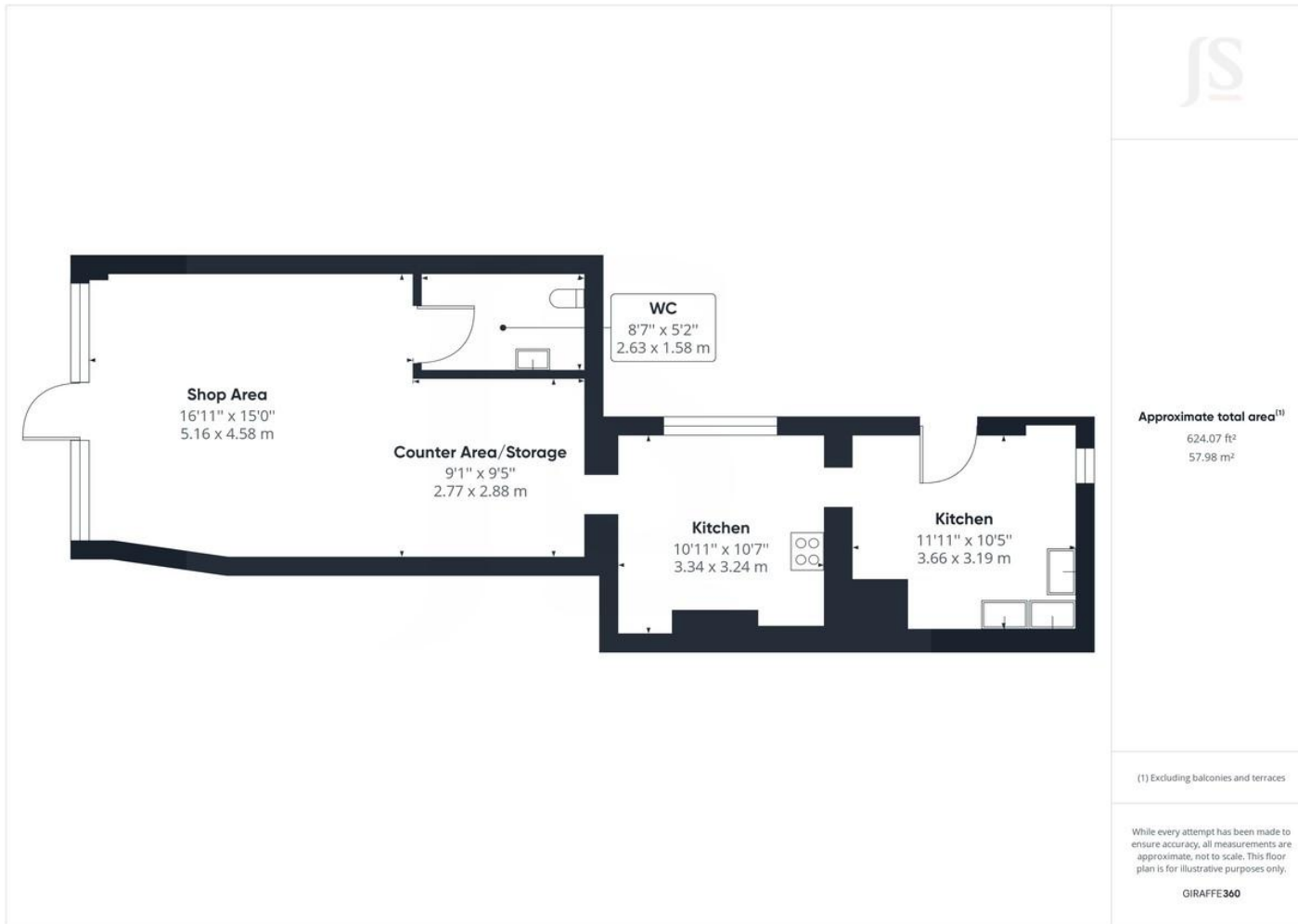
KITCHEN ONE

Window to side, doorway through to:-

KITCHEN TWO

Comprising door to side and window to rear.

Currently let out on a 15 year lease with an income of £14,000 per annum.



Energy Performance Asset Rating

More energy efficient

A+	0-25
A	26-50
B	51-75
C	76-100
D	101-125
E	126-150
F	Over 150
G	Over 150

Net zero CO₂ emissions

59 This is how energy efficient the building is.

Less energy efficient

Property Details:

Floor Area: 678.12 sq ft (63 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.