



89 BLATCHINGTON ROAD HOVE, BN3 3YG

£750,000
FREEHOLD

A substantial mixed-use investment situated in a popular Hove location. The property is arranged as a well-established laundrette over ground floor and basement with a separate 5 bedroom HMO over the two upper floors. The laundrette is let at £20,000pa on a 20 year lease from October 2022 with 3 yearly rent reviews. The HMO is let as 5 individual tenancies and produces a gross rent of £44,400pa, meaning a combined annual income of £64,000pa for the building.

There is possible scope to extend further in to the roof space, although buyers are advised to make their own enquiries if they wish to pursue this option in the future.

The property is situated in a popular Hove location, close to Hove railway station, Church Road, and the seafront.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Blatchington Road

Approximate Gross Internal Area = 238.6 sq m / 2568 sq ft
 Basement = 67.6 sq m / 728 sq ft
 Total = 306.2 sq m / 3296 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343571)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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