

**MIXED FREEHOLD INVESTMENT  
SHOP + 2 FLATS OVER  
INCOME £46,200 PAX  
FOR SALE**



**240 PORTLAND ROAD  
HOVE  
BN3 5QT**

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**LOCATION** The property is situated in a central position on the south side of Portland Road, Hove, close to the junction with St Helier's and Coleman Avenue. Portland Road is a well-established commercial thoroughfare running between Sackville Road and Boundary/Station Road with numerous individual and multiple retailers.

**ACCOMMODATION** The premises comprise of Class E shop + 2 x 2 Bed flats over arranged as follows:

**SHOP**

|                |      |
|----------------|------|
| Internal Width | 20'6 |
| Internal Depth | 20'3 |

**Total** **497 sq ft (46 sq m)**

- Fitted out as convenience store
- Various Display fridges
- Various Shelving
- CCTV
- Electric Security Shutter

|                |           |                 |
|----------------|-----------|-----------------|
| <b>Kitchen</b> | 9" x 8'9" | <b>78 sq ft</b> |
|----------------|-----------|-----------------|

|               |           |                  |
|---------------|-----------|------------------|
| <b>STORES</b> | 20'6 x 10 | <b>205 sq ft</b> |
|---------------|-----------|------------------|

**RESIDENTIAL ACCOMMODATION**

2 x two bedroom flats

First Floor – LET  
Second Floor – LET

**TENURE** FREEHOLD

**INCOME** Shop – 15 year lease from 2024 - £15,000 pax – R/R 3 years 2027  
First Floor Flat – £16,200 pax  
Second Floor Flat – £15,000 pax

**TOTAL INCOME £46,200 PER ANNUM**

**PRICE** Offers in Excess of £500,000

**FEES** Buyer to pay agents fees at 2% of sale price

**VAT** VAT is not chargeable on the terms quoted

**LEGAL FEES** Each party to bear their own legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Tom Graves Prop Ltd**  
**Tel: 01273 233333**