



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

## FREEHOLD SHOP

BUSY COMMERCIAL THOROUGHFARE  
VACANT POSSESSION

(S.C. 2 BED FLAT OVER ALSO AVAILABLE)

FOR SALE



240 PORTLAND ROAD  
HOVE  
BN3 5QT



## 240 PORTLAND ROAD, HOVE BN3 5QT

<b>LOCATION</b>	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.		
<b>ACCOMMODATION</b>	The premises comprise of a well presented lock-up shop:		
➤ <b>SHOP</b>	Internal Width	20'6" ft	
	Internal Depth	20'3" ft	
	<b>Total Sales Area</b>	<b>497 sq ft (46 sq m)</b>	
		<ul style="list-style-type: none"> <li>• Suspended ceiling with recess strip lighting</li> <li>• Hard laminate flooring</li> <li>• Good order throughout</li> </ul>	
➤ <b>Garden</b>	Rear garden		
➤ <b>Kitchen</b>	9" x 8'9"	78 sq ft	
	<ul style="list-style-type: none"> <li>• Fully fitted</li> </ul>		
➤ <b>WC</b>	Separate WC with hand wash facilities		
<b>TENURE</b>	Freehold		
<b>PRICE</b>	Offers invited in excess of £155,000 with full vacant possession		
<b>NB</b>	Self contained two bedroom flat over could also be made available. Guide Price £155,000		
<b>VAT</b>	VAT may be chargeable on the terms quoted		
<b>LEGAL FEES</b>	Each party to bear his own legal costs		
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Rupert Burstow Ltd</b> <b>Tel: 01273 731111</b>		

