



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**CENTRAL HOVE  
FREEHOLD INVESTMENT  
SHOP AND FLAT  
(PRODUCING £7,058.00 PER ANNUM)**

**FOR SALE**



**81 PORTLAND ROAD  
HOVE  
BN3 5DP**

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## 81 PORTLAND ROAD, HOVE BN3 5DP

- LOCATION** Situated in a highly prominent and south facing location in perhaps the busiest part of Portland Road, Hove. The property is located on the north side of the road between Rutland Road and Westbourne Street close to the junction with Sackville Road. Portland Road is a well established commercial thoroughfare between Sackville and Station/ Boundary Road and is in the heart of a densely populated residential area.
- ACCOMODATION** The premises comprise of a ground floor lock up shop with limited head height basement and flat sold off over as follows:
- Internal width            11' 9"  
Depth                        28'
- Total sales area    329 sq ft (30.5 m<sup>2</sup>)**
- Rear store  
Small rear store to include kitchenette.
- Basement  
Limited head height basement providing approximately 300 sq ft.
- Forecourt  
Large forecourt approximately        10' 7" x 11' 9"
- Yard  
Small enclosed rear yard to include WC.
- TENURE** Freehold.
- TENANCIES** Ground floor and basement is held on a three year effective and fully repairing and insuring lease from the 1<sup>st</sup> November 2005 at a passing rent of £7,000 per annum.
- FLAT** The flat is sold off on ninety nine year lease from mid to late 1980's (to be confirmed) producing a ground rental income of £50.00 per annum.
- Total Income: £7,058.00 per annum exclusive**
- PRICE** Offers invited in excess of £100,000 for the benefit of this freehold investment.
- VAT** VAT may be chargeable on the terms quoted.
- LEGAL FEES** Each party to bear their own legal costs incurred.
- VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**