

FREEHOLD INVESTMENT

Currently producing £19,140 pa ex

FOR SALE



7 WEST WAY

HOVE BN3 8LD



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated on the outskirts of Brighton & Hove and within the well-regarded and popular residential area of Hangleton. The parade of shops on West Way offer a diverse range of quality local businesses to include Mandarin Garden, Stadium Motor Spares, The Fancy Dress Box and Wickenden Meats. National operators include Uncle Sams, Boots Pharmacy and Tesco Express.

Accommodation

An opportunity to purchase this mid-terrace building occupying a prominent position on West Way. The property comprises of ground floor commercial trading and self-contained flat.

			Income
Shop	Ground Floor 442 ft ² / 39.2 m ²	Let to Shop and Vape Ltd for a term of 5 years from 1 May 2023. The tenant benefits from 2 car parking spaces at the rear of the property.	£7,920
Flat	First floor self-contained flat with living room, kitchen, 2 bedrooms and bathroom	Let on a 5 year AST from 1 September 2023 at £935 pcm. Council Tax Band B.	£11,220
Total Present Annual Income			£19,140

Terms

Offers are invited in the region of **£325,000** for the freehold interest of the property (subject to existing tenancies).

EPC Ratings Shop - to be assessed; Flat - D

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate

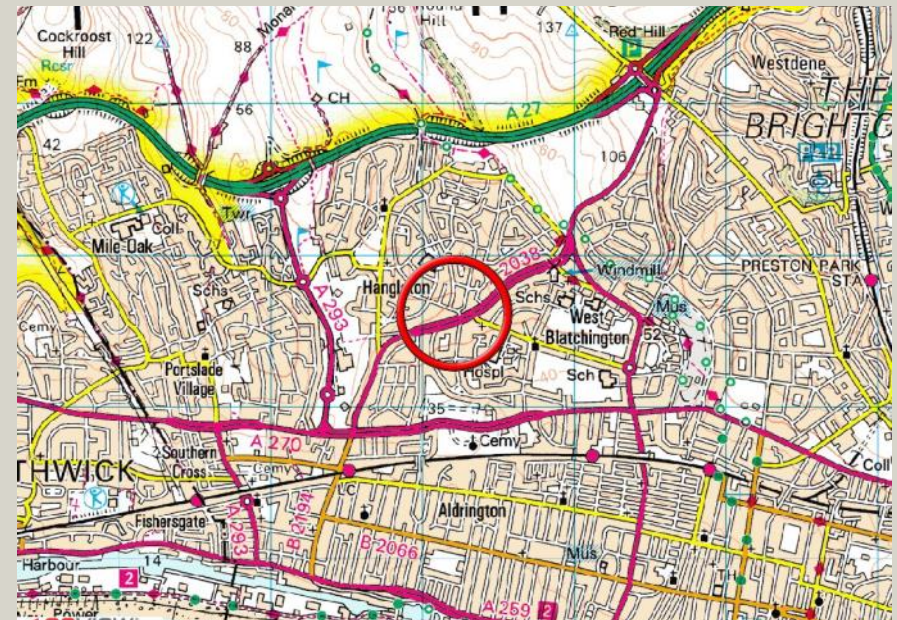
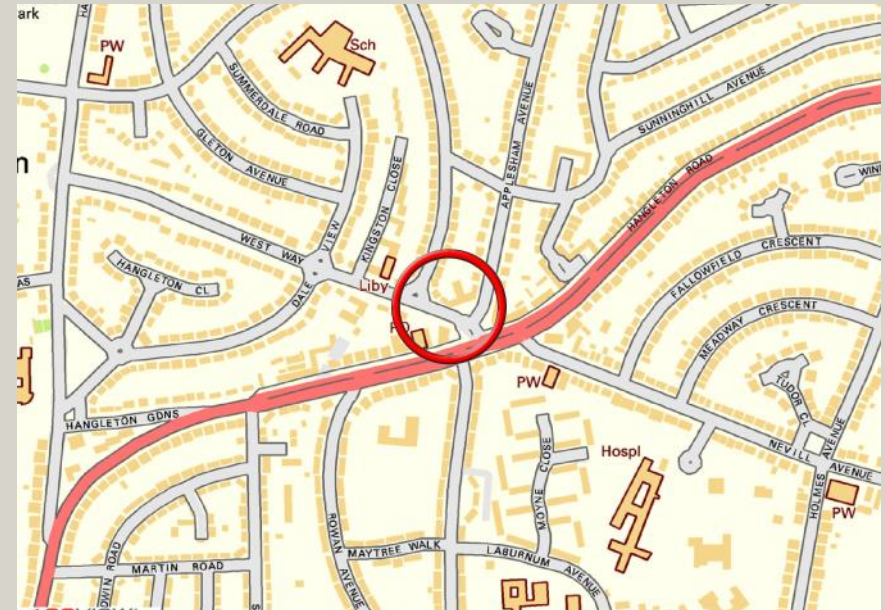


01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.