

FOR SALE

**RARE OPPORTUNITY: MULTI-LET COMMERCIAL MEWS
INVESTMENT, IN PRIME AREA, WITH 3 STOREY HOUSE FOR
MODERNISATION/REDEVELOPMENT**

Lansdowne Mews, Farm Mews and 12 Farm Road, Hove, BN3 1FW



Summary

Available Size	1342 sq m 14,448 sq ft
Price	Offers in excess of £3.5m are invited.
Business Rates	Further details are available upon request.
EPC Rating	Upon enquiry

Description

The properties comprise two sets of part single-storey, part two-storey mews workshops and offices dating from the late 1800s, it is believed, with a large three-storey terraced house fronting Farm Road, suitable for refurbishment or conversion.

Location

The mews properties are set between Lansdowne Place to the west and Farm Road to the east and just north of Western Road, in central Hove, close to local shopping and other facilities.

Development Considerations

The Mews could be redeveloped for residential use or extended and improved for continued workshop / office investment use and No. 12 Farm Road could be refurbished as a single house or may be suitable for conversion to several flats.

Accommodation

Description	Sq ft	Sq m
Lansdowne Mews – 18 Units	9,334	867
Farm Mews – 13 Units	5,114	475

12 Farm Road – large three-storey, mid-terraced house for modernization/conversion comprising seven rooms, two bathrooms, one kitchen.

Tenancies

The Mews properties are occupied by individual tenants. Lansdowne Mews produces a rental of £77,457.12 per annum and Farm Mews £49,019.76 per annum. Total - £126,476.88 per annum.

Price

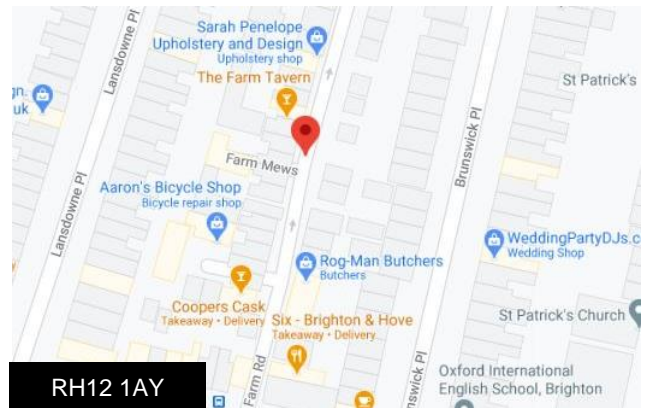
Offers in excess of £3.5m are invited for the freehold interest, subject to the existing tenancies.

VAT

VAT, we believe is not applicable.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information
Strictly via agents:



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