



FOR SALE

59 Church Road, Hove
East Sussex, BN3 2BD



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Key Features

- Mixed use freehold opportunity
- Available with vacant possession on upper floors
- Self-contained ground floor unit
- Central Hove location
- Rear garden
- Offers invited in excess of £675,000
- Mixed use Class E & residential





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Location & Situation

The property is situated in Hove, on the northern side of Church Road, near to Palmeria Square and is located between the seafront and Sussex County Cricket Ground. Numerous bus routes pass along Church Road and there is pay and display parking on the opposite side of the road and side various side roads. Hove railway Station is located to the north just a short walk away.

Church Road is a popular retail street in central Hove, home to a high number of cafes, bars and restaurants, as well as various professional and financial services with a mix of office and residential occupiers above.





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Description & Accommodation

The property comprises of a 5 story (including lower ground floor) mid terraced period building. The ground and lower ground floors are self-contained and are currently let. The upper floors (first, second and third floors) are again self-contained and offered with vacant possession.

The occupied ground floor comprises an attractive high ceilinged ground floor shop with stairs leading up to a rear mezzanine office and further office at the rear of the building. The basement offers a kitchen, two WCs and access to storage,

The currently unoccupied upper floors offer office accommodation over the first and second floors and a basically decorated one bedroom flat arranged over the third floor.

The property has the following approximate NIA:

Area	Use	Sq Ft	Sq M
Basement	Storage	504 sq ft	76.74 sq m
Ground	Retail	298 sq ft	27.64 sq m
Mezzanine	Office	193 sq ft	17.91 sq m
Upper Ground	Office	78 sq ft	7.23 sq m
First	Office	640 sq ft	59.49 sq m
Second	Office	545 sq ft	50.66 sq m
Third	Residential	531 sq ft	49.32 sq m





Rateable Value

Basement & Ground Floor Rateable Value 2017: £11,000

1st Floor Rateable Value 2017: £9,300

2nd Floor Front Rateable Value 2017: £3,250

2nd Floor Rear Rateable Value 2017: £1,070

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues. The property is located within The Avenues Conservation area.

EPC

We understand the lower ground to 2nd floors to have an EPC rating of E (113).

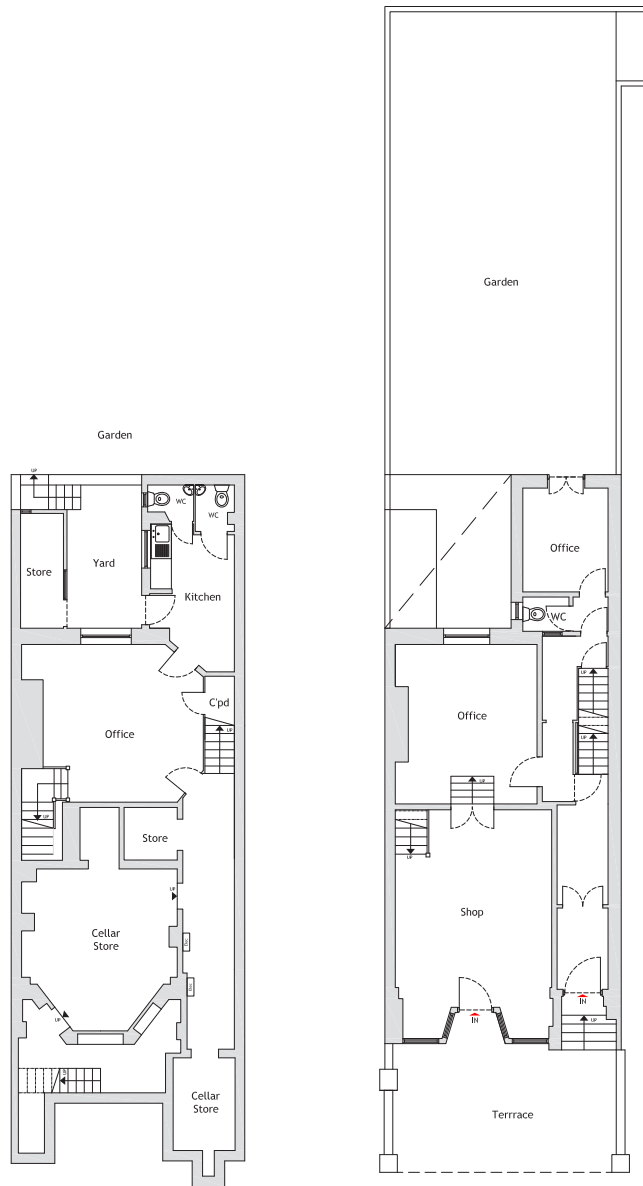
We understand the third floor flat to have an EPC rating of D (63).

From April 2018 MEES makes it unlawful to let commercial properties with an EPC Rating of F or G, which are the lowest two grades of energy efficiency. Any buildings with an F or G rating will need to be 'brought up to standard', with the onus for this falling to the Landlord, and not the Tenant, with severe penalties if this is not done.



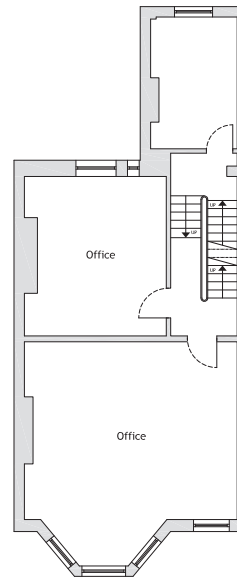


FLOOR PLAN For identification purposes only

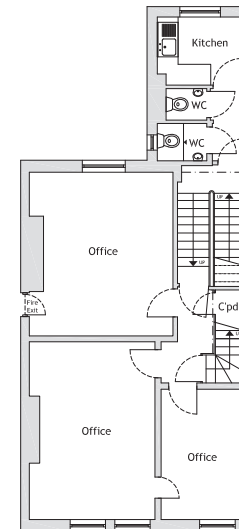


-01 Basement Plan

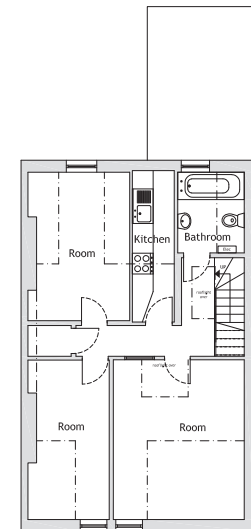
+00 Ground Floor Plan



+01 First Floor Plan



+02 Second Floor Plan



+03 Third Floor Plan



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Tenure

The ground and lower ground floor is let by way of a 20-year lease dated 17.02.2012. The lease is inside of the 1954 act at a passing rent of £10,000 per annum. There are 5 yearly rent reviews, with the latest having not been actioned. The upper floors are offered with vacant possession.

Terms

Offers invited in the excess of £675,000 (Six Hundred and Seventy Five Thousand Pounds) for the freehold interest.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 740398

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

February 2021



Pavilion View
19 New Road
Brighton
BN1 1UF

T: 01273 727070
E: brighton@flude.com
W: www.flude.com

Subject to contract

Dear Sir/Madam

Proposed sale of 59 Church Road, Hove, BN3 2BD _

Interested parties are invited to submit their **best offer** to purchase the freehold interest by no later than **15.00 Friday 23rd April 2021**. Your offer should be submitted in writing and confirm the following points:

1. Specific name of the purchasing entity.
2. Your offer in £ sterling.
3. Method and proof of funding.
4. Any conditions to which your offer is subject to.
5. Timeframe for fulfilment of the conditions of your offer to put you in a position to exchange unconditionally.
6. Purchaser's solicitor details.
7. For compliance with Anti Money Laundering obligations each offer will also require the following:
 - Photo identification (passport or driver's license) for the individual making the offer or, in the event of an offer being made in the name of a corporate body, for those individuals with a 25% or greater stake in the corporate body;
 - Copy of a utility bill, no older than 3 months old for the individual making the offer or, in the event of an offer being made in the name of a corporate body, for those individuals with a 25% or greater stake in the corporate body.

Your offer should be submitted, and received by, Flude Commercial (Brighton) by no later than **15:00 Friday 23rd April 2021**. Following which all offers will be reported to our client for their consideration. We will then revert to bidders as instructions are received from our client.

Offers should be submitted in writing and can be delivered by hand, post or email – fludeproperty@flude.com

It is the responsibility of the offering party to ensure that the offer is received by Flude Commercial by the offer deadline. Flude Commercial accept no responsibility for delays / problems with the post, technology etc.

Please note that our client is not bound to accept the highest offer or indeed any offer and retains the right to continue marketing the property.

Yours faithfully

Flude Property Consultants