



47 Cromwell Road
Hove, East Sussex BN3 3ER

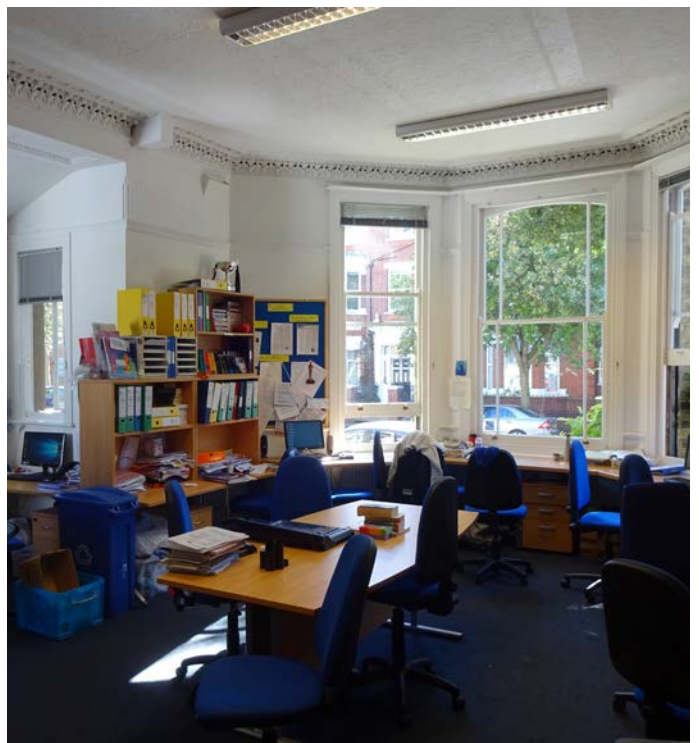
TO LET

DETACHED ATTRACTIVE PERIOD PROPERTY ARRANGED OVER 4 FLOORS WITH GARDEN TO REAR

Total size: 679.60 sq m (7,315 sq ft)

Key Features:

- Attractive detached period property
- Walking distance of Hove station
- Most recently used as a language school
- Suitable for a variety of uses – offices, medical, education etc (STP where necessary)
- Large, secluded rear garden
- Popular and accessible location





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Location

The property is situated to the north of the County Cricket Ground in central Hove. There are excellent local amenities within walking distance and Hove railway station is within a few minutes walking distance. Brighton city centre is one mile to the south-east.

Accommodation

The property comprises an attractive detached period building last used as a language school.

Accommodation is arranged as a series of rooms from lower ground to second floor level. To the rear of the property is a large private garden.

The property has the following approximate Net Internal Areas (NIA):

Floor	Sq Ft	Sq M
Lower ground	1,249	116.08
Ground	3,039	282.33
First	1,548	143.79
Second	1,479	137.40
Total	7,315 sq ft	679.60 sq m

EPC

We understand the property to have an EPC rating of C(72).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT. Each party to bear their own legal costs.

Planning

The property was last used as a language school. This is a D1 use under the Use Classes Order 1987.

A new Use Classes Order (UCO) came into effect on 01.09.2020 under which most uses which were previously categorised as D1 under the former UCO were re-categorised into a new use class E covering commercial, business and service uses. Educational uses however were categorised in a new use class F1. Which also includes art galleries, museums, libraries, places of worship and law courts. We therefore believe the property to have an established F1 use under the current UCO. We anticipate the prospects of securing consent for use class E – which covers various uses to include offices, medical, indoor sport and day centre - to be reasonable.

Interested parties are strongly should advised to make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rent of £17.50 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £85,500.

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

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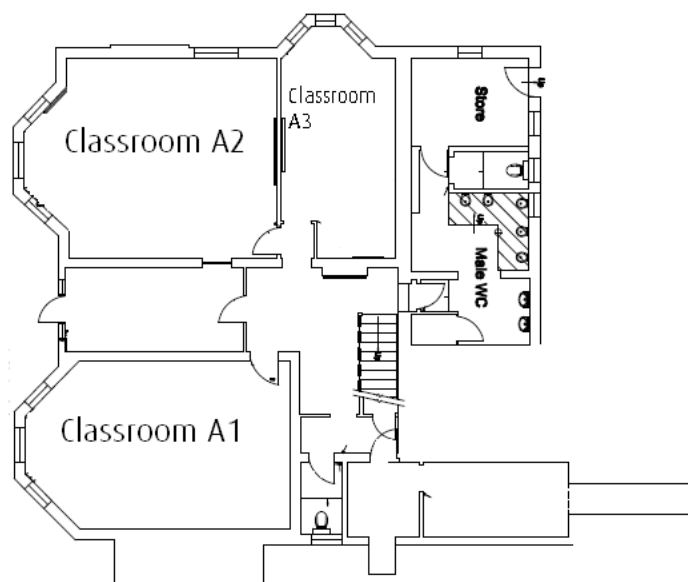


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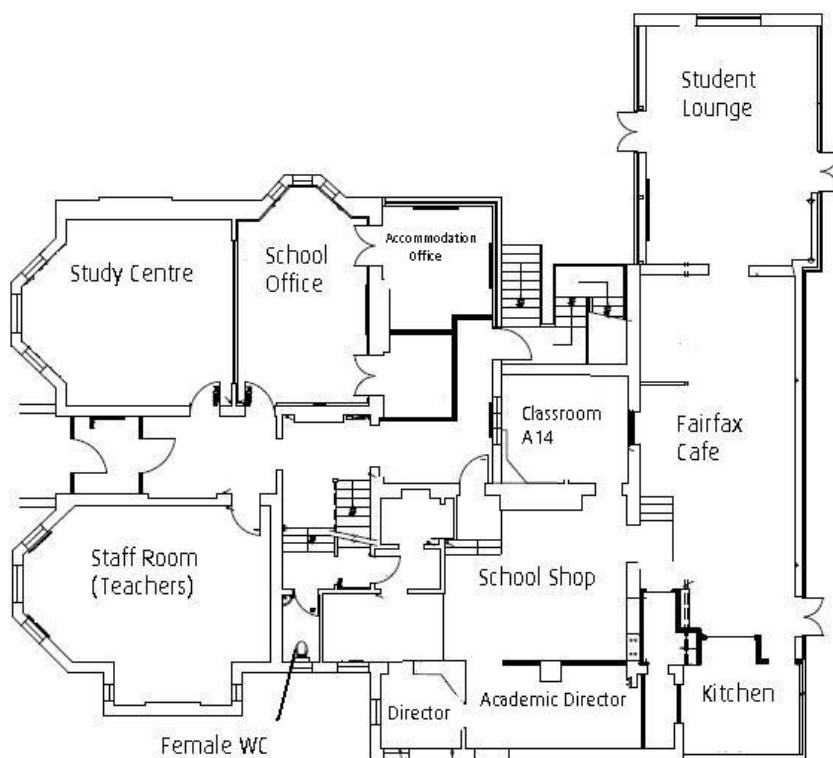
Floor Plans

Fairfax House: Floor Plan

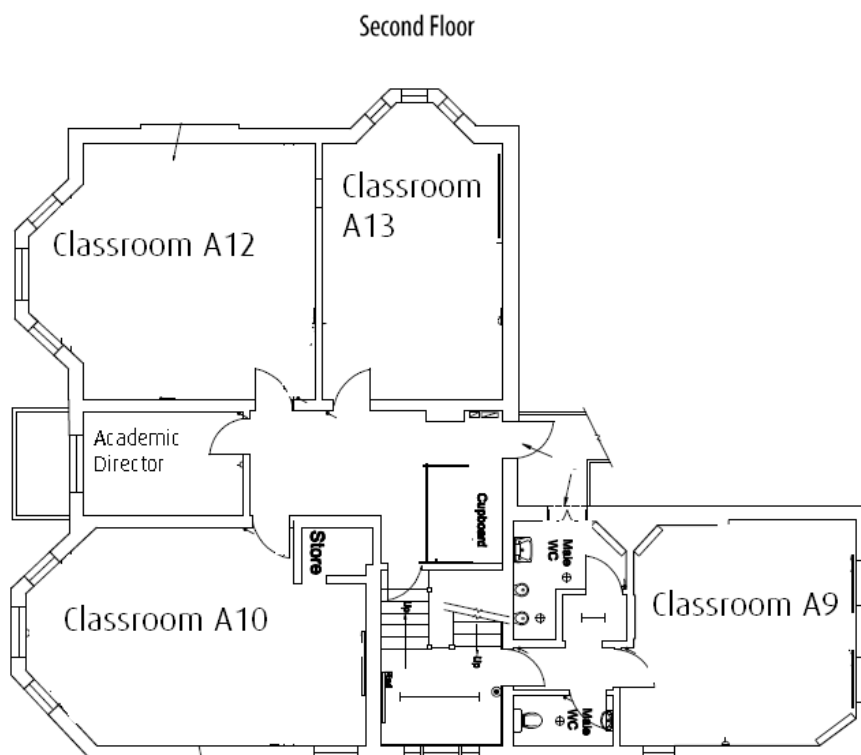
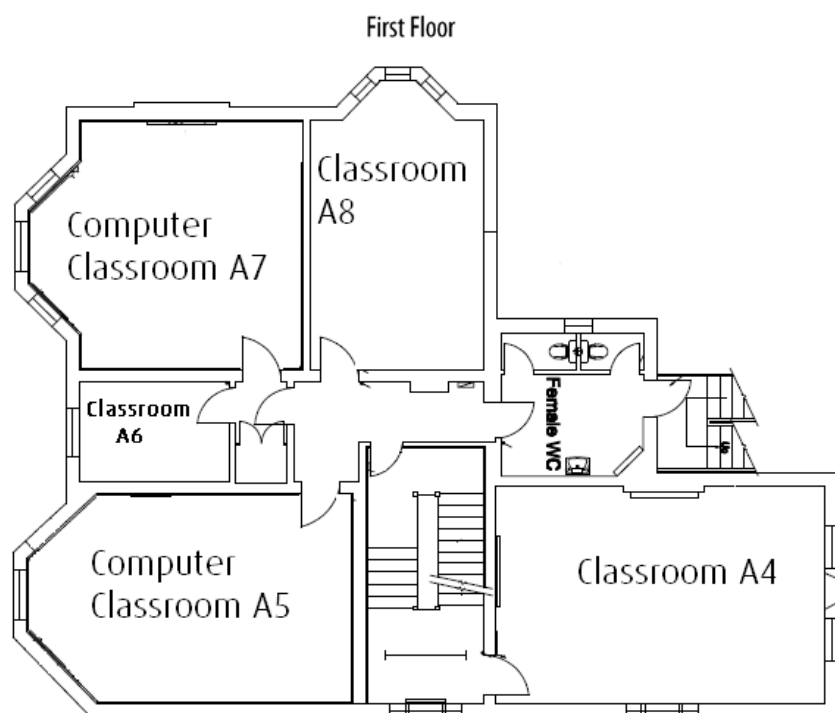
Basement



Ground Floor

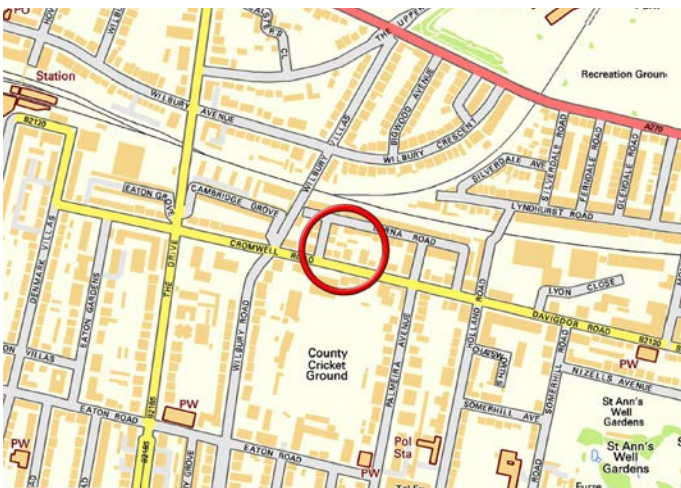


Floor Plans





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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

January 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH