



**FOR SALE**

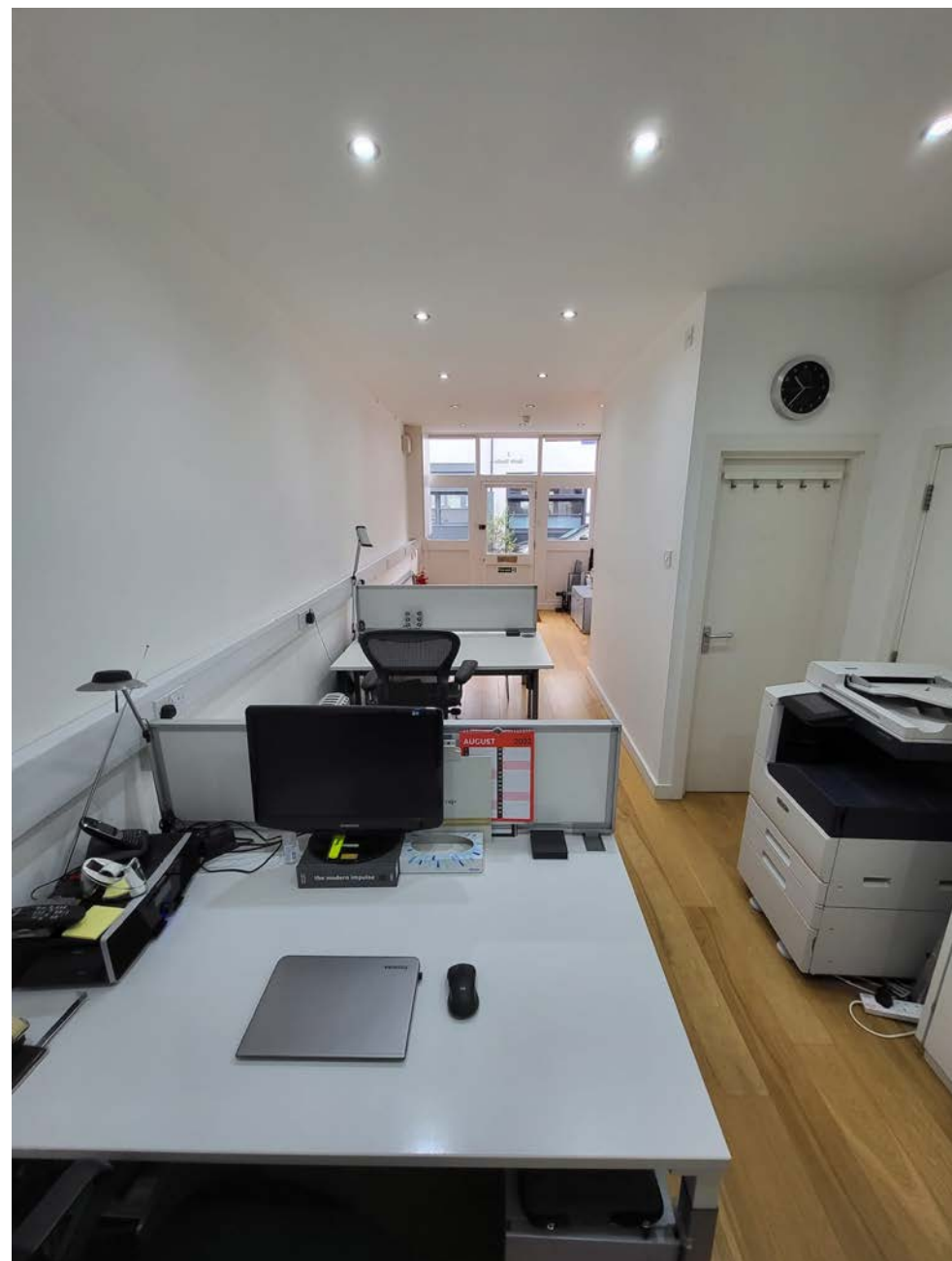
3 Wilbury Grove  
Hove, East Sussex BN3 3JQ



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## Key Features

- Arranged as 2 self contained but interlinking ground floor office units
- Situated in an attractive mews
- Close to Hove seafront
- Suitable for use as Offices
- To be sold with the benefit of vacant possession of the ground floor
- Freehold. Upper floors sold on long leases
- Offers in excess of £375,000





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## Location

The subject property is situated towards the southern end of Wilbury Grove in Hove, a quiet and mainly residential mews which runs between Church Road and Eaton Road, and within easy walking distance of Brighton City Centre and the beach front.

Hove Station is within 750 metres and the Sussex Cricket Ground within 250 metres.

## Description

The property comprises a period mid terraced mews building arranged as 2 self contained but interlinking office suites on the ground floor and flats on 2 upper floors.

The flats have been sold on long leases. The ground floor is split into 2 suites with an interconnecting door. Therefore offering excellent versatility with the ability to occupy the 2 suites independently – as currently – or a single occupier in both.

The property has the following approximate NIA:

Suite	Sq Ft	Sq M
North	263 sq ft	24.47 sq m
South	483 sq ft	44.86 sq m
<b>Total</b>	<b>746 sq ft</b>	<b>69.31 sq m</b>







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## Rateable Value

Rateable Value 2017: North Studio £5,000  
South Studio £7,600

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

## EPC

We understand the property to have an EPC rating of C (54).

## Planning

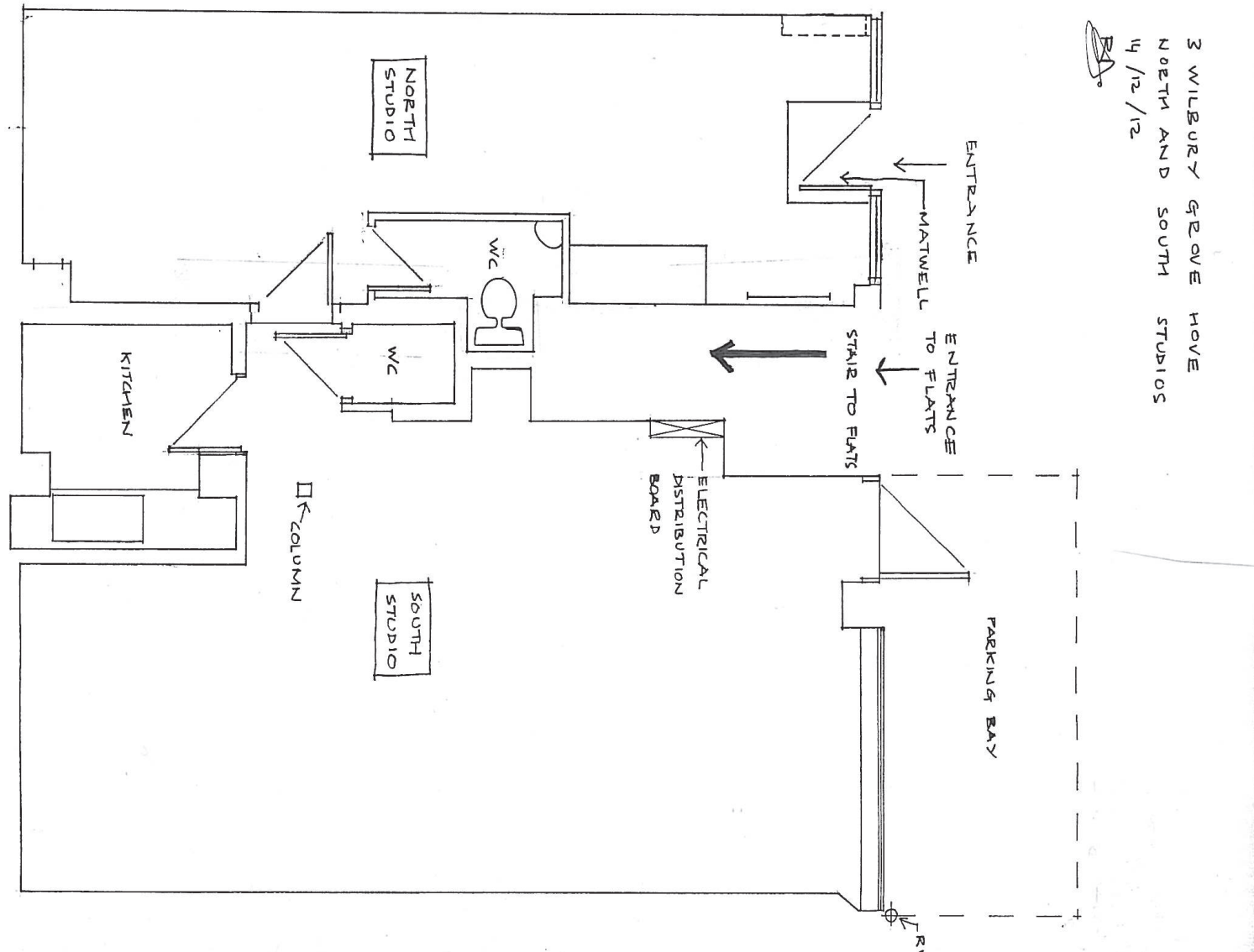
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We believe that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





**FLOOR PLAN** For identification purposes only





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## Wilbury Grove Ltd & Parking

We are informed that the present arrangement is that the freeholder has an opportunity to be a shareholder in Wilbury Grove Ltd who own the road. Once this is acquired the present arrangement identifies 2 parking bays in front of the building. One of these bays is thereafter free for the freeholder of No. 3 to use and the freeholder then has the right to designate who (if anyone) has rights to use the second bay. If the 2nd bay is used we understand that an annual fee is payable equivalent to local parking charges.

## Tenure

Freehold.

## Terms

For sale with vacant possession with offers invited in the excess of £375,000 (three hundred and seventy five thousand pounds).

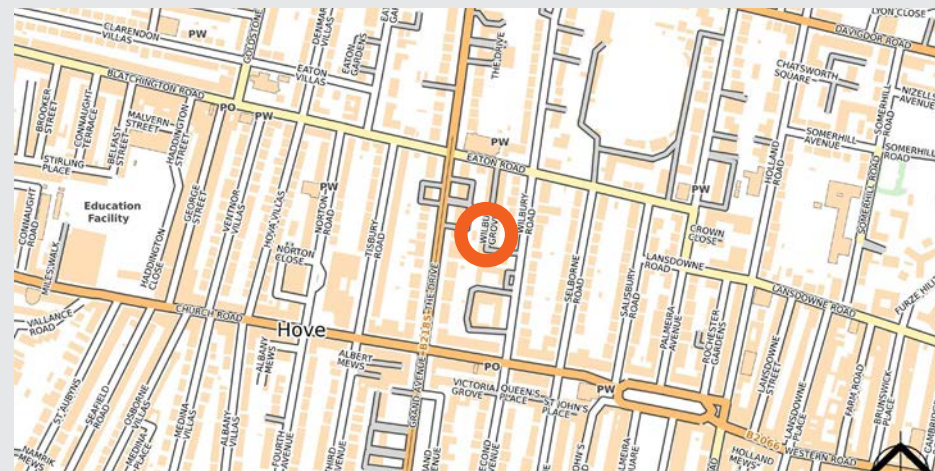
## Legal Fees & VAT

Each party to bear their own legal costs incurred.

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:

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August 2022

