



TO LET

Paris House
Wilbury Villas, Hove, East Sussex BN3 6GS



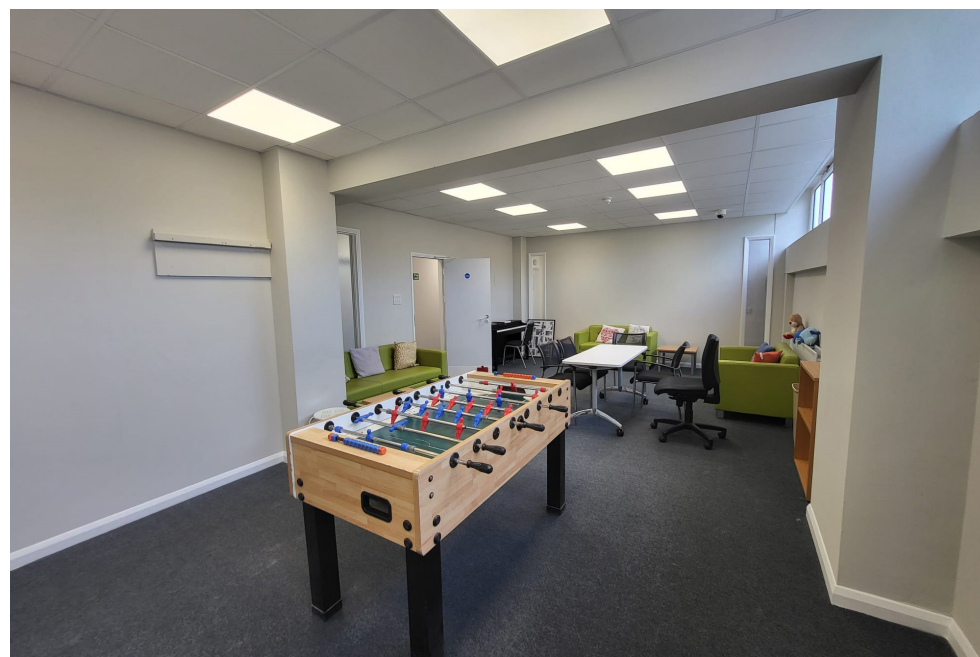
Key Features

- Located in Central Hove
- Within a 1/2 mile of Hove Station
- Approx 250m from Hove County Cricket Ground
- Easy walking distance of city centre and sea front
- Suitable for alternative uses (stp)
- To let on a new lease
- Video tour available

Location & Situation

The property is situated within half of a mile to the east of Hove Railway station. The property fronts onto Wilbury Villas, just south of the railway bridge. Cambridge Grove, a mixed residential and commercial mews, is to its south.

Location pin (what3words) : cloud.yours.ripe
<https://what3words.com/cloud.yours.ripe>





Description & Accommodation

The accommodation is arranged as follows:

Lower ground floor - 2 x en-suite double bedrooms, 1 x studio flat, kitchenette; store rooms; laundry room; linen store; common room, male & female WCs. Cycle & motor cycle store.

Ground floor - 9 x en-suite single rooms, caretaker's flat (living room, bedroom, kitchen & bathroom), common room with kitchenette; manager's office; male & female WCs.

First floor - 11 x en-suite single and 1 x double ensuite bedrooms, kitchenette.

Second floor - 11 x en-suite single and 1 x double en-suite bedrooms.

Outside - To the east and north of the property hard surfaced areas suitable for parking car parking for around 8 vehicles.

The property has the following measurements.

Area	Sq Ft	Sq M
Lower ground	4,195 sq ft	389.71 sq m
Ground	3,973 sq ft	369.00 sq m
First	2,441 sq ft	226.78 sq m
Second	2,441 sq ft	226.78 sq m
Total	13,049 sq ft	1,212.37 sq m





Business rates / Council tax

The property has a council Tax assessment as band H.

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

EPC

TBC.

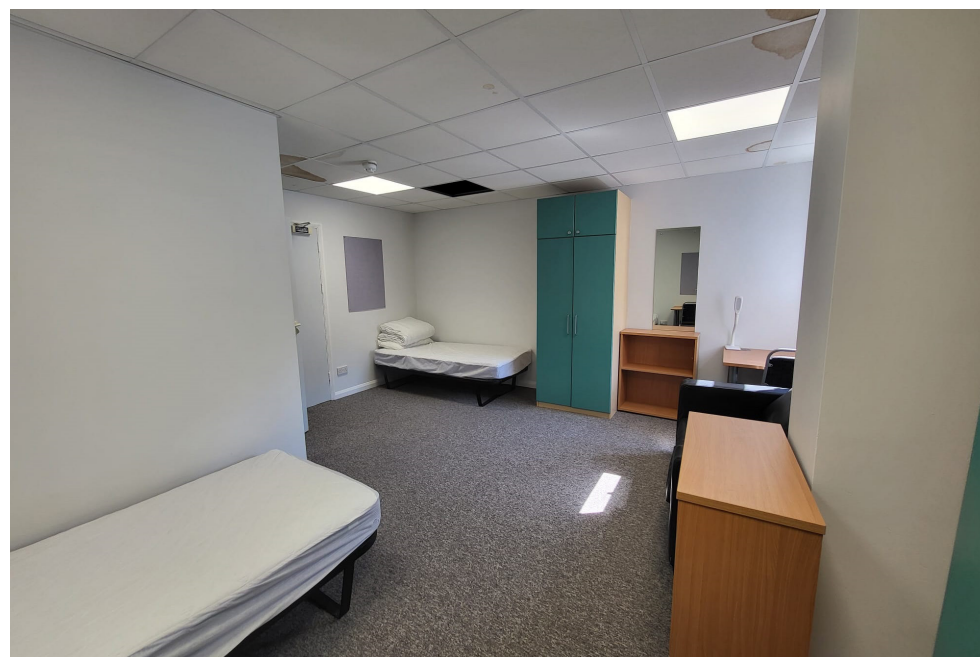
Planning

Planning consent was granted in 1997 (ref: BH1997/01651/FP) for use of the property as "residential student and teaching accommodation".

We consider the planning use likely to fall within Class C2 (Residential Institutions, which includes Hospitals, Nursing Homes, Residential Schools, Training Centres and use for the provision of residential accommodation and care to people in need of care.)

The property is suited to a range of uses to include residential and commercial uses (stp). Our client is open minded to alternative uses.

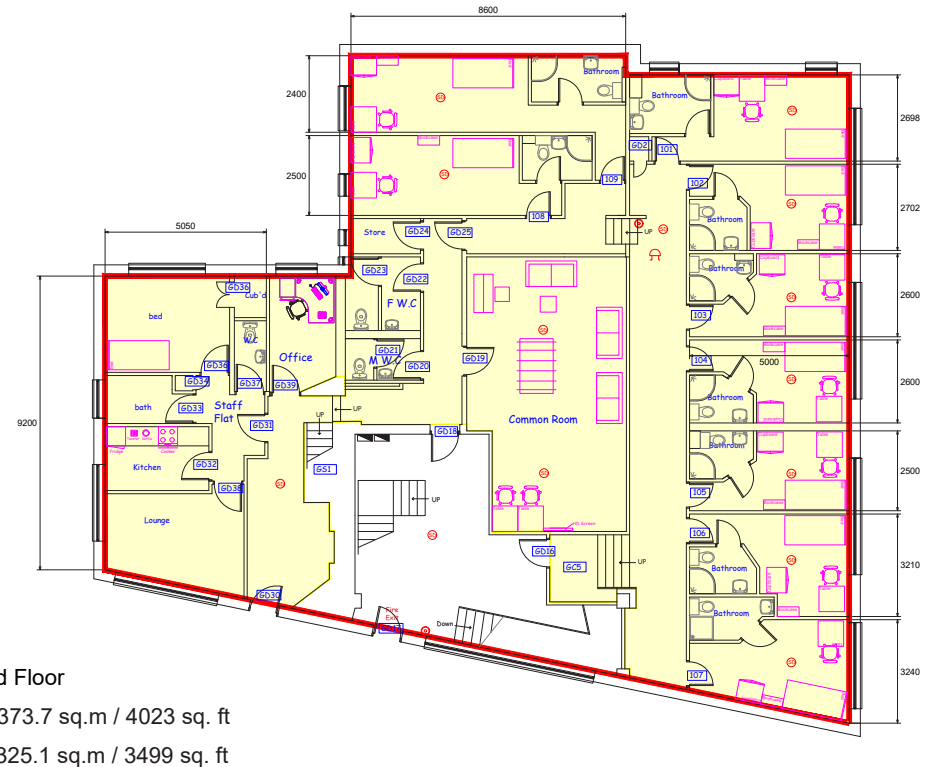
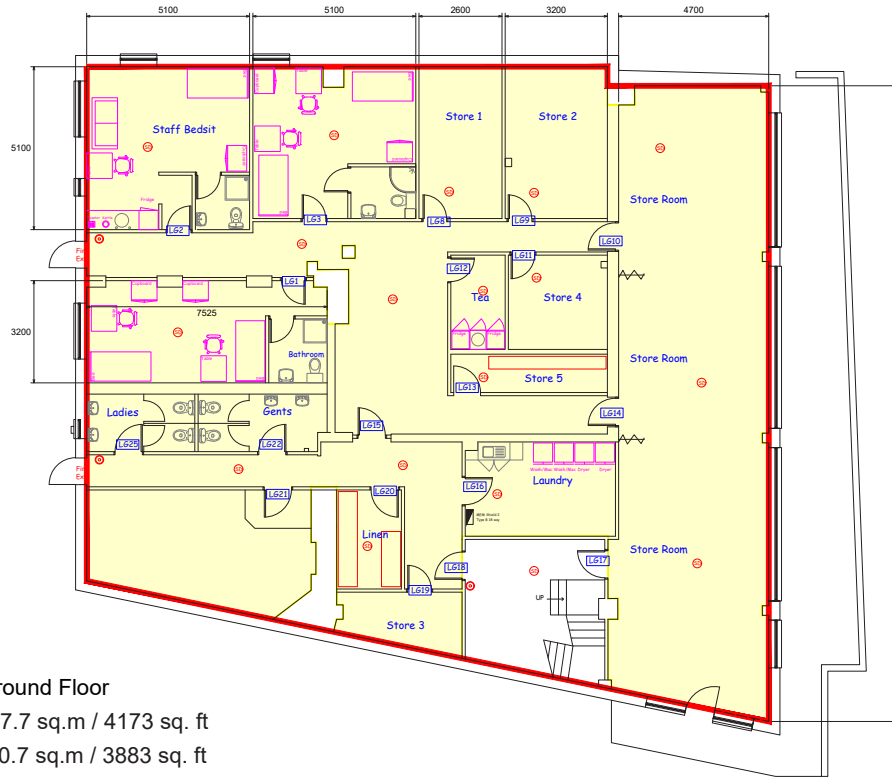
Interested parties should make their own planning enquiries and satisfy themselves in this regard.





LOWER GROUND AND GROUND FLOOR PLANS

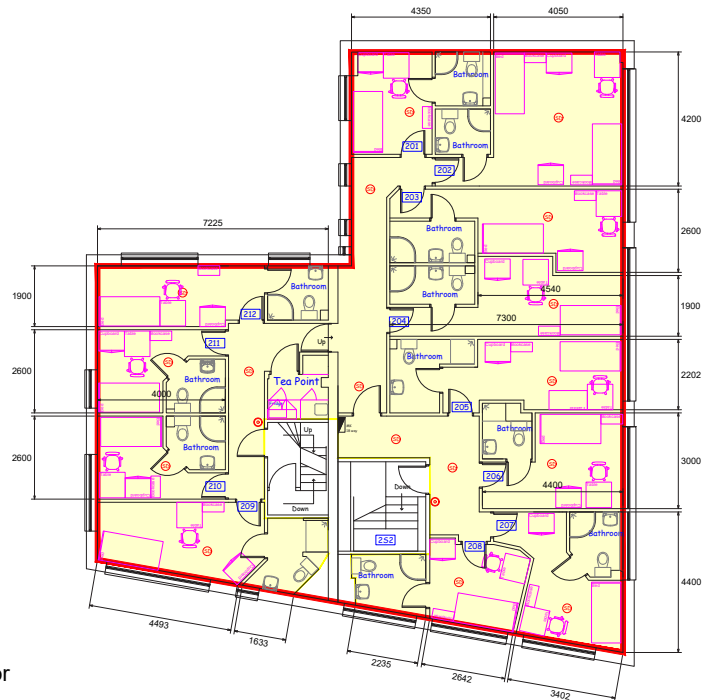
For identification purposes only







FIRST AND SECOND FLOOR PLANS

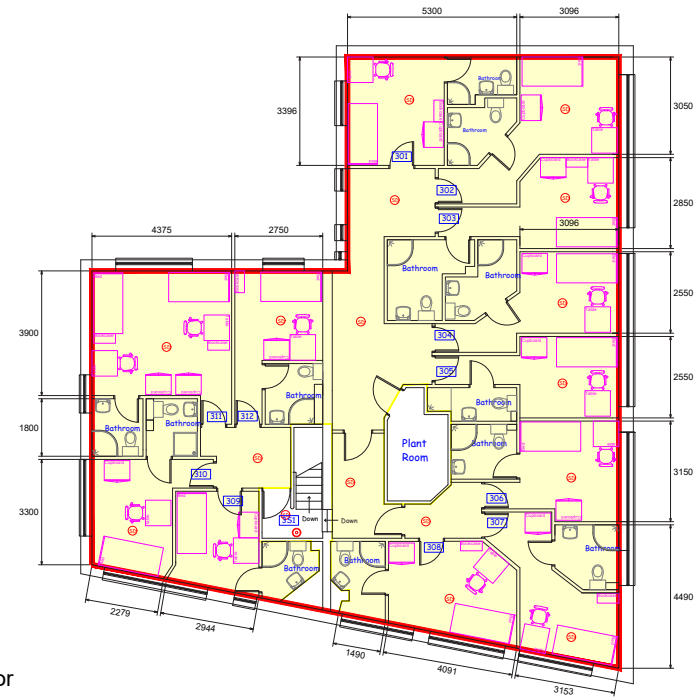
For identification purposes only



1st Floor


 GIA = 232.1 sq.m / 2498 sq ft

 NIA = 214.0 sq.m / 2303 sq ft



2nd Floor

 GIA = 235.4 sq.m / 2534 sq ft

 NIA = 220.3 sq.m / 2371 sq ft





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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Legal Fees

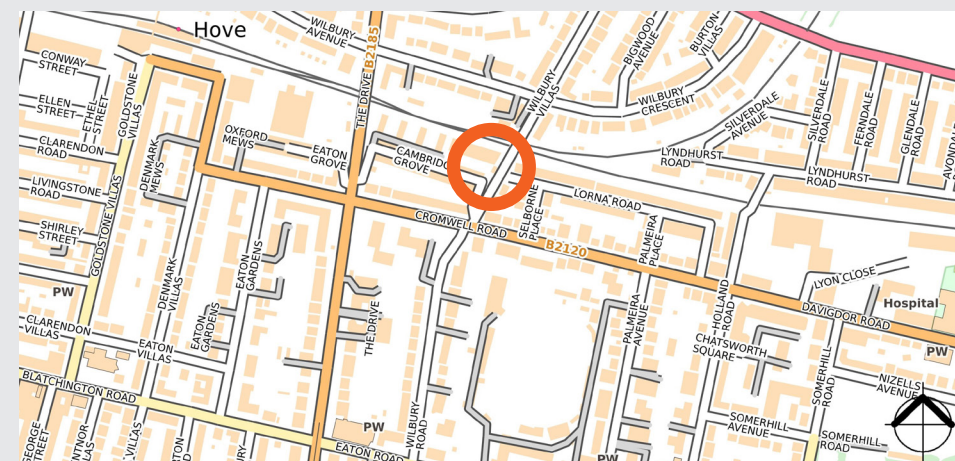
Each party to bear their own legal costs incurred.

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:

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01273 727070

Andrew Halfacree
a.halfacree@flude.com
01273 727070

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