

**GROUND FLOOR OFFICES**  
**VIRTUAL FREEHOLD FOR SALE OR TO LET**  
**1 CHURCH ROAD, HOVE BN3 2HA**

**LOCATION:**

1 Church Road is prominently located at the eastern end of Church Road at the junction with Holland Road and overlooks Palmeira Square with its Floral Clock and the landscaped areas of the public gardens down to the Seafrost.

Nearby occupiers include The Implant Centre, Tesco Express, Sainsburys Local, Beauty Secrets, Nostos, Mekan & The Wick Inn. Hove rail station is 1 mile (20 mins walk) and regular bus services operate to and from Brighton city centre via Church Road.

**DESCRIPTION:**

The property forms part of a prominent building within the Brunswick Town Conservation Area, formerly occupied as a banking hall and retaining many of the original features.

The building is currently arranged as offices on the ground floor with period residential flats over. Internally there is excellent natural light and a floor to ceiling height of max 4.06m (13' 3"). Amenities include studio lighting, hardwood floors, window blinds, two W.C's, fitted kitchen, gas central heating and fully glazed meeting room area.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

|              | IMPERIAL    | METRIC    |
|--------------|-------------|-----------|
| Office       | 836.5 sq ft | 77.7 sq m |
| Meeting room | 118.5 sq ft | 11 sq m   |
| WC's         |             |           |
| Total        | 955 sq ft   | 88.7 sq m |

**VIRTUAL FREEHOLD:**

Long leasehold for a term of 999 years from 25<sup>th</sup> December 1978. The ground rent is £10 per annum.

**PRICE:**

Offers are invited in the region of £475,000 for the long leasehold interest.

**LEASE:**

Alternatively a lease is available on terms to be agreed.

**RENT:**

£30,000 per annum exclusive.



**VAT:**

We are informed that the property is not elected for VAT.

**NOTE:** 1B Church Road comprising a separate self-contained two bed lower ground floor flat is also available, details & terms on application.

**RATES:**

Rateable Value: £21,500 UBR 49.9p (April 2020/2021).

Note: Retail properties are subject to a business rates holiday from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021.

**ENERGY PERFORMANCE CERTIFICATE:**

Certificate Reference Number: 9308-3048-0489-0501-7091

The energy efficiency rating for this property is C 57

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

**LEGAL COSTS:**

Each party are to be responsible for their own legal costs incurred in this transaction.

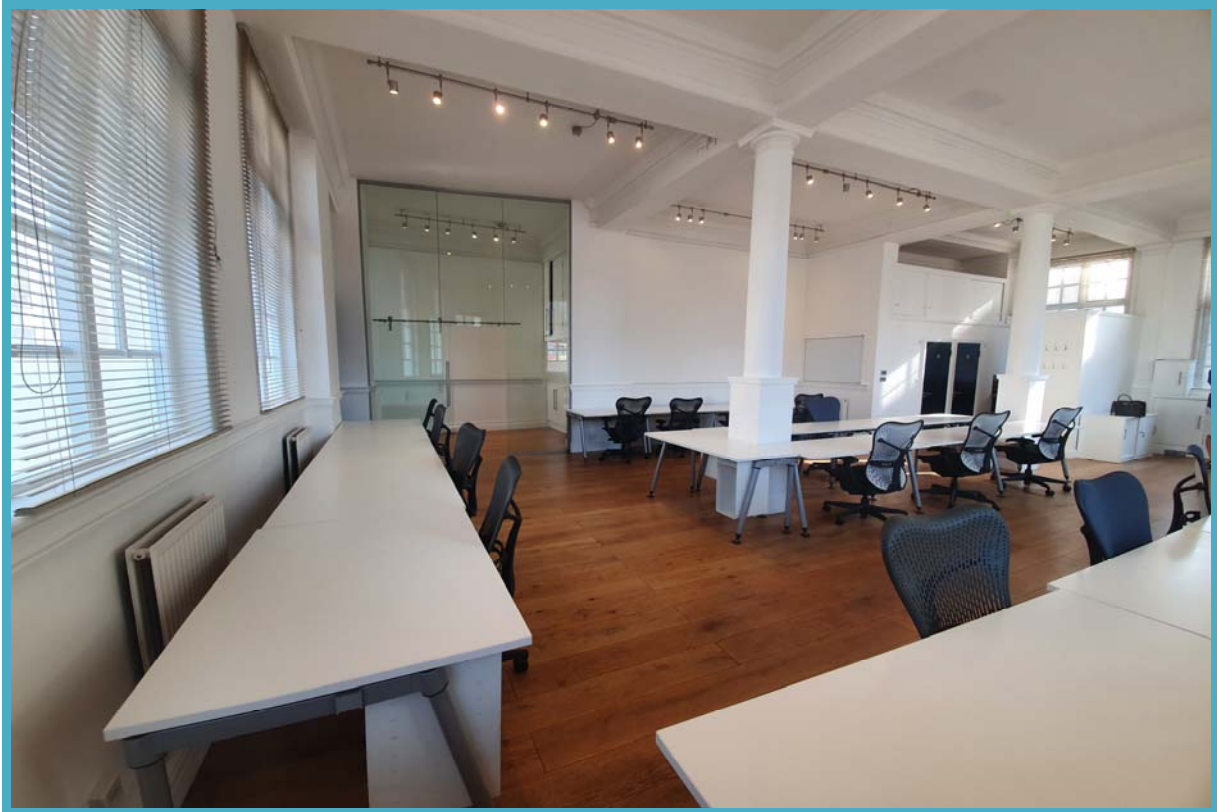
**VIEWING:**

By prior appointment through sole agents Carr and Priddle on **01273 208010**.



CARR & PRIDDLE

01273 208010



PROPERTY CONSULTANTS  
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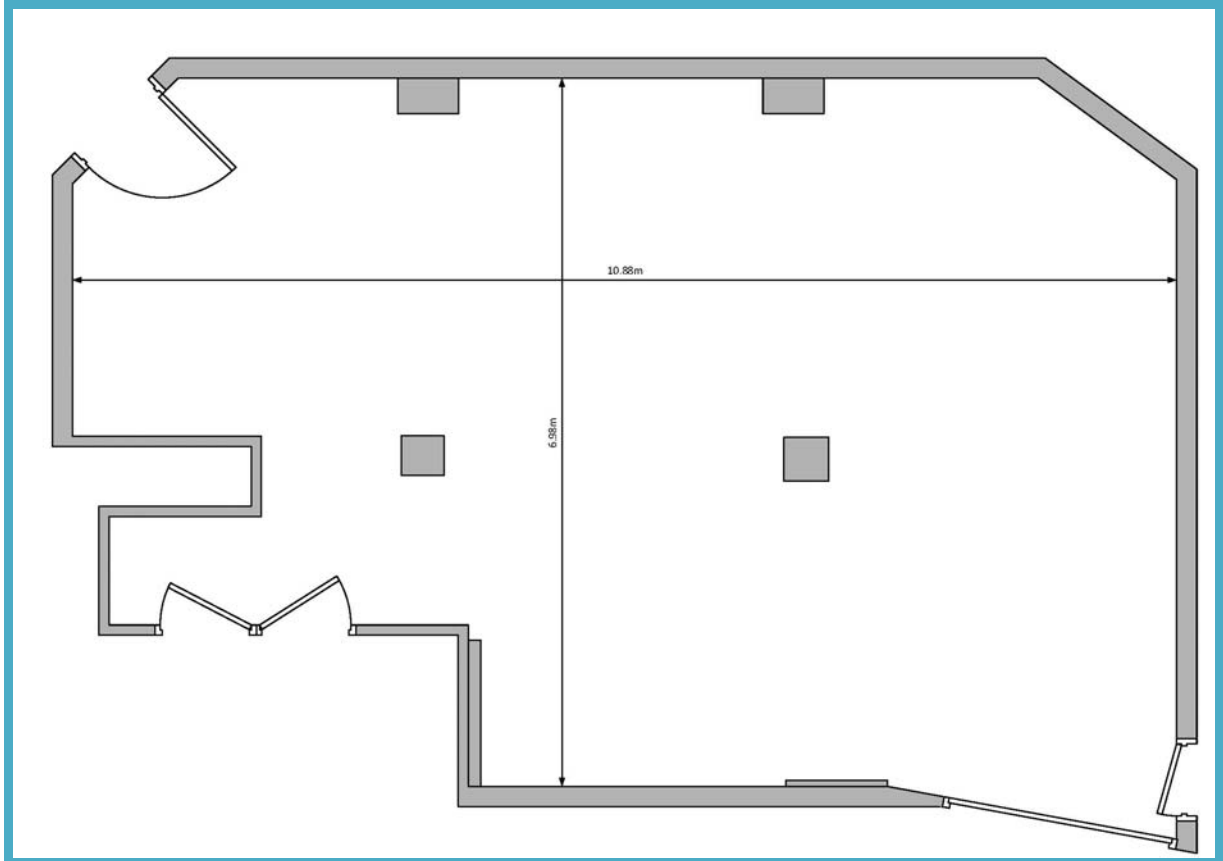
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Floor Plan



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