



**47 Cromwell Road**  
Hove, East Sussex BN3 3ER

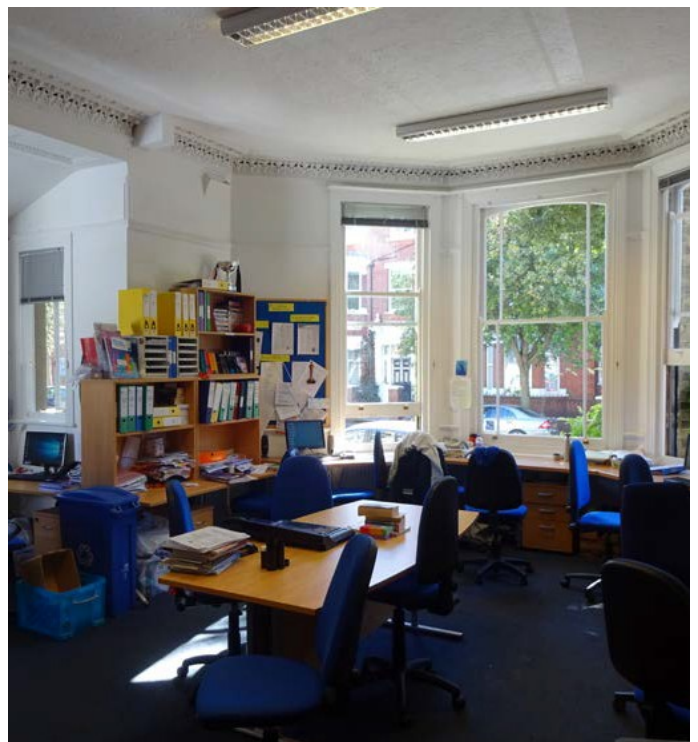
**TO LET**

**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
- D1 use
- 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
<b>Total</b>	<b>7,315 sq ft</b>	<b>679.60 sq m</b>

## EPC

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

## Planning

The property has been used as a language school for many years and therefore has an established D1 use under the Use Classes Order 1987 (as amended).

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 therefore understand 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

## 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 £128,013 (£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](mailto:d.green@flude.com)).

## VAT & Legal Fees

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

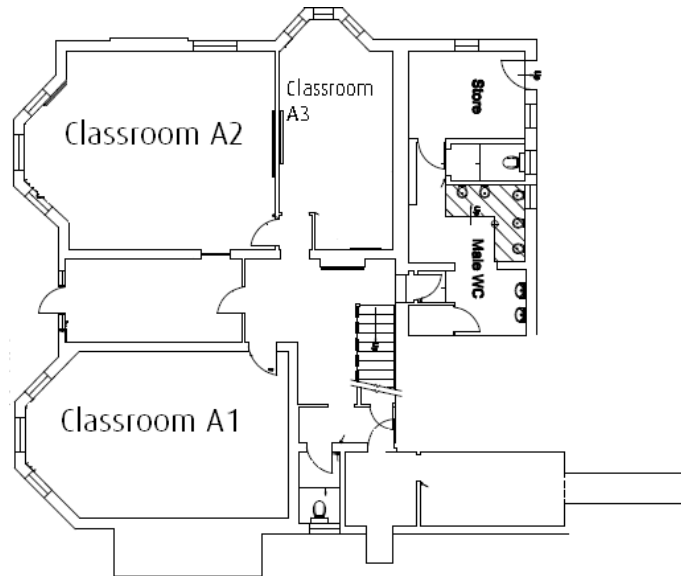
Each party to bear their own legal costs incurred.



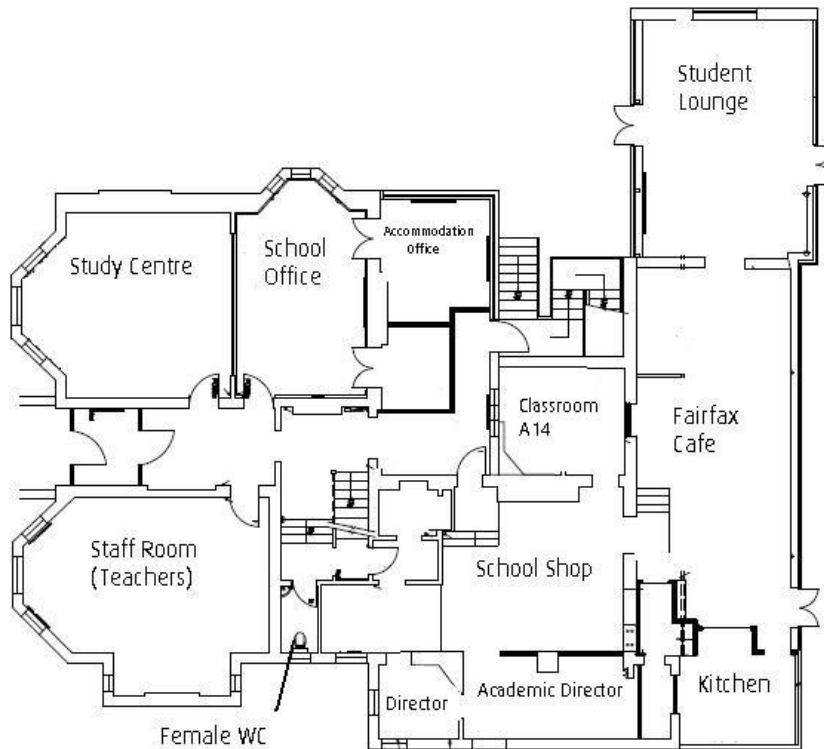
## Floor Plans

### Fairfax House: Floor Plan

#### Basement



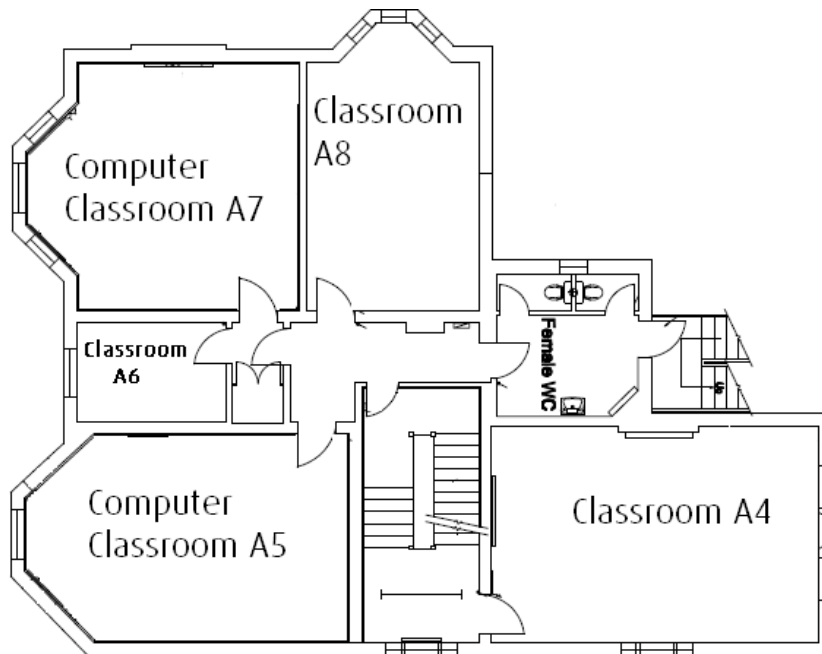
#### Ground Floor



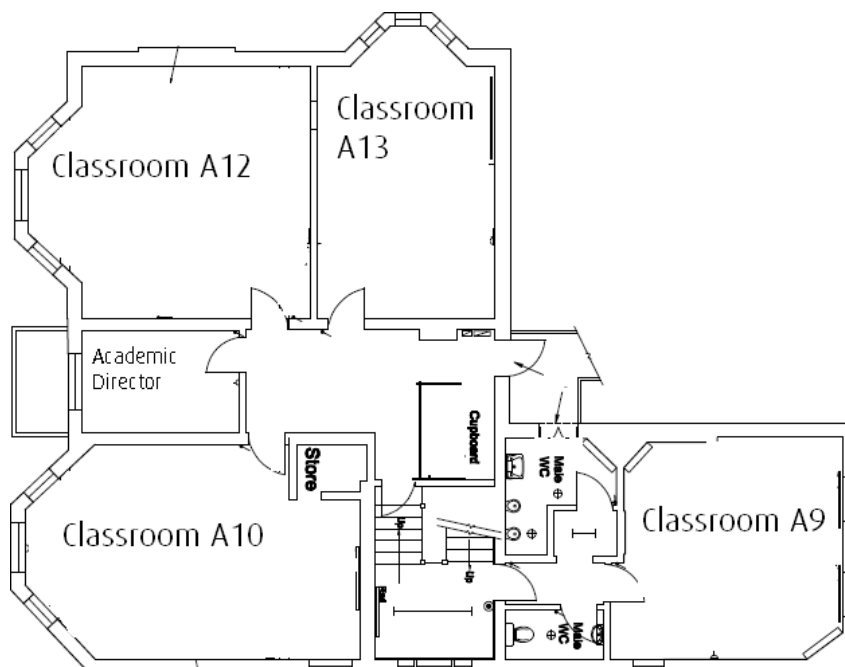


## Floor Plans

First Floor



Second Floor





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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.

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:

**Will Thomas / Andrew Halfacree / Ed Deslandes**

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