

DUE TO
RELOCATION



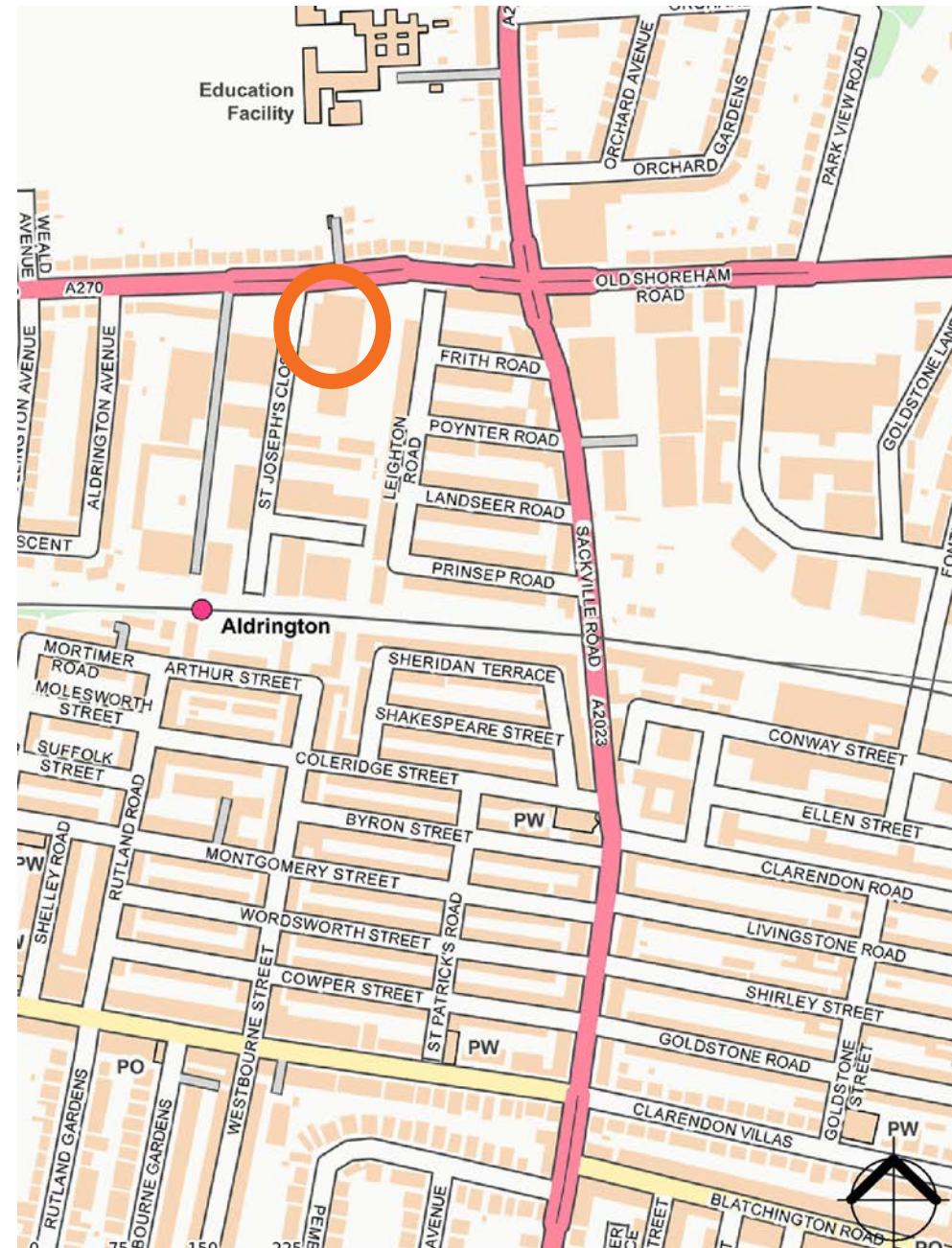
FOR SALE

Hove Ambulance Station
St Joseph's Close, Hove, East Sussex BN3 7EX



Key Features

- Highly prominent premises in an established commercial / retail location
- Excellent sized yard / car park
- Ground floor stores / workshop accommodation, first floor offices, staff accommodation
- Potential for alternative uses (subject to planning)
- Excellent access to the A270 Old Shoreham Road
- Close to Hove and Aldrington stations





Location & Accommodation

St Joseph's Trading Estate is situated in an established and accessible business location with direct access to the A270 Old Shoreham Road and in close proximity to the Goldstone Retail Park and Sackville Trading Estate. Moda Living are currently redeveloping the Sackville Trading Estate into a mixed use scheme which will provide over 600 new homes together office, retail and leisure facilities. See <https://modaliving.com/live/location/brighton-hove>

The surrounding area is characterised by a mix of warehouse, trade, retail and office occupiers which include Homebase, South Coast Roofing Supplies, Heating Plumbing Supplies, Carpetright and Currys.

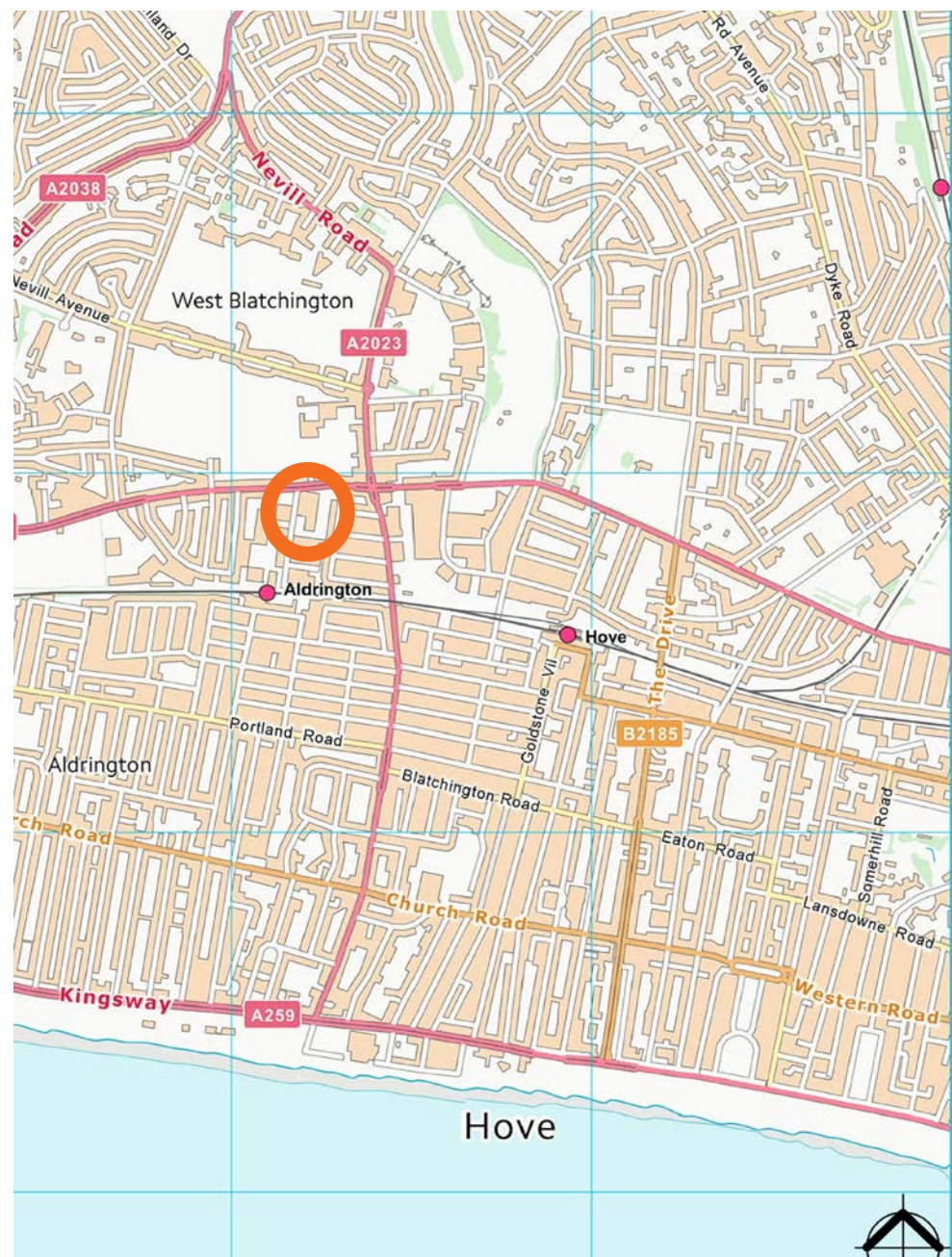
St Joseph's Close links to the A270 Old Shoreham Road immediately north of the property. From which access is easily obtained to Brighton city centre to the east, Shoreham to the west and the national road network. Aldrington Station is a 200 metre walk to the south. Hove mainline Railway Station is within ½ mile which provides a frequent service to London Victoria.

The ground floor provides predominantly open plan warehouse / workshop accommodation with 7 loading doors accessing the yard. The first floor provides office space, kitchen and staff accommodation. The property benefits from a good size yard / car park

The property has the following approximate GIA:

Area	Sq Ft	Sq M
Ground floor ambulance bays, stores etc	2,792 sq ft	259.45 sq m
First floor rest room & kitchen	1,300 sq ft	120.79 sq m
Total	4,092 sq ft	380.19 sq m

The property has a site area of approx. 0.19 acres





Planning

The property was purpose built as an ambulance station which is categorised as Sui Generis under the Use Classes Order 2020.

The property is suited to various alternative uses to include warehouse, light industrial, offices, retail etc subject to planning. Interested parties are advised to make their own enquiries as to the prospects and procedure for securing planning consent for a change of use.

Rateable Value

Rateable Value 2017: £31,500

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

EPC

C (51)





Hove Ambulance Station

St Joseph's Close, Hove, East Sussex BN3 7EX

FLOOR PLAN For identification purposes only



FIRE KEY		LIGHTING KEY		HEATING KEY		OTHER INFO KEY	
	- EXISTING FIRE CONTROL PANEL		- EXISTING OUTSIDE FLOOD FLUORESCENT LIGHT		- EXISTING HEATING SYSTEMS		- EXISTING DIESEL FUEL PUMP
	- EXISTING FIRE ALARM SOUNDER		- EXISTING EMERGENCY LIGHT		- EXISTING HOT WATER TANK		- EXISTING DIESEL FUEL TACK
	- EXISTING BREAK GLASS POINT		- EXISTING LIGHTING SYSTEMS		- EXISTING HEATING BOILER		- EXISTING AIR EXTRACTOR
	- EXISTING SMOKE DETECTOR				- EXISTING HOT WATER BOILER		- EXISTING GAS METER
	- EXISTING HEAT DETECTOR				- EXISTING CEILING WATER FAN HEATER		- EXISTING JET POWER WASH
	- CARBON DIOXIDE EXTINGUISHER						- EXISTING AIR COMPRESSOR
	- FOAM EXTINGUISHER						- EXISTING FOLDING SHUTTER DOOR
	- POWDER EXTINGUISHER						- EXISTING VENTILATION SYSTEMS
	- WATER EXTINGUISHER						
	- FIRE SYSTEMS						

Hove
Joseph's Close
Old Shoreham Road
Hove, East Sussex

EXISTING ASSET LAYOUTS

Michael Thomas House East Road Oundle Peterborough PE8 4BZ t. 01832 270 501 f. 01832 275 730 info@OptimumDesignServices.co.uk www.optimumdesignservices.co.uk		
EXISTING ASSET LAYOUTS		
DETAILS Hove Joseph's Close Old Shoreham Road Hove, East Sussex		
SCALE NTS@A2	DRAWING NO. 050 Hove	REVISION A
DRAWN J Walker	CHECKED	DATE 31/03/11



Hove Ambulance Station
St Joseph's Close, Hove, East Sussex BN3 7EX





Hove Ambulance Station
St Joseph's Close, Hove, East Sussex BN3 7EX

Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £925,000 (nine hundred and twenty five thousand pounds).

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:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Alex Roberts
a.roberts@flude.com
01273 727070

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.

July 2021

