

**BEST BIDS BY FRIDAY**  
**5PM 20TH AUGUST 2021**  
**DUE TO RELOCATION**



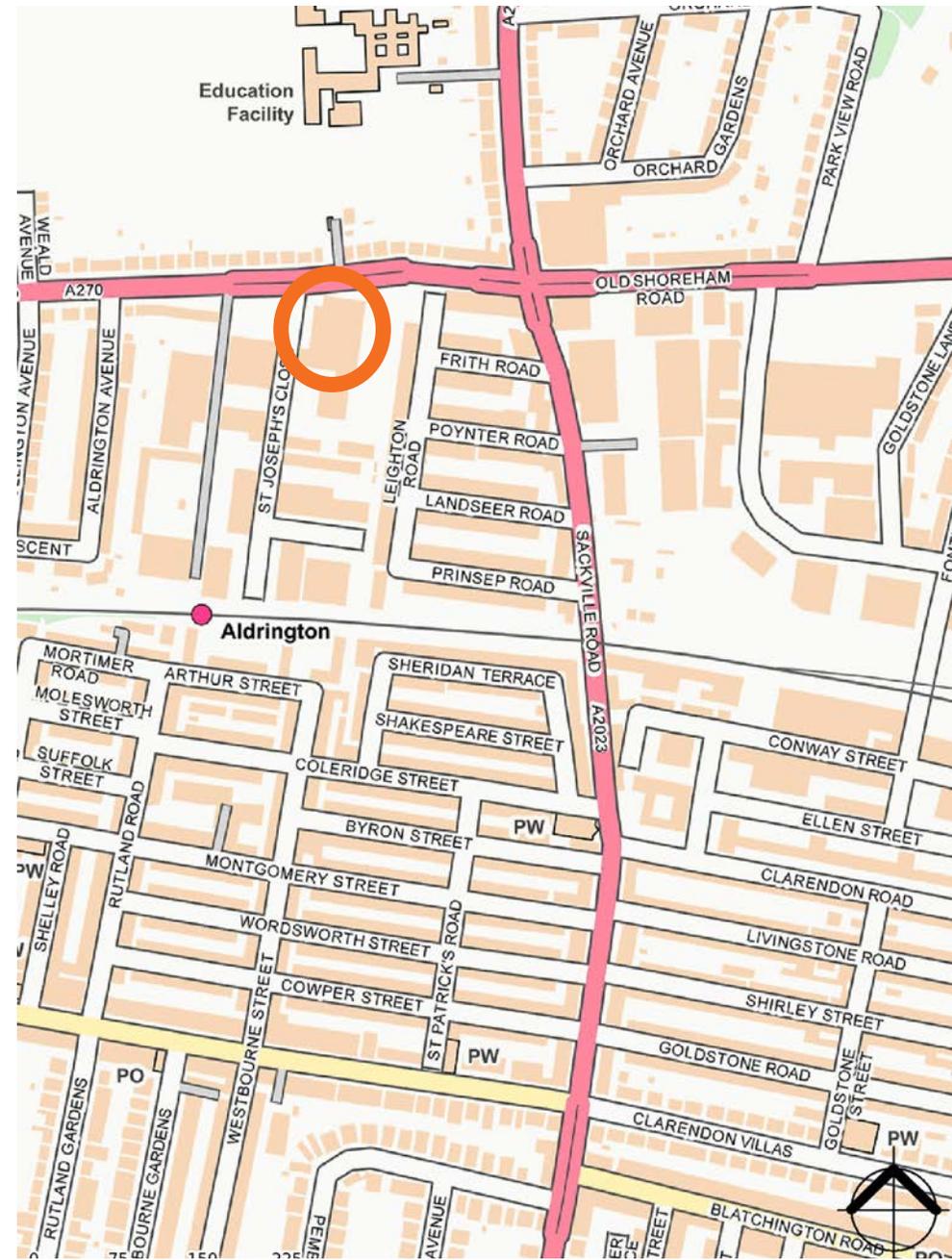
**FOR SALE**

**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
- Best offers by Friday 5pm, 20th August 2021 - See letter at the foot of these details for instructions on how to offer





## 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 with 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.

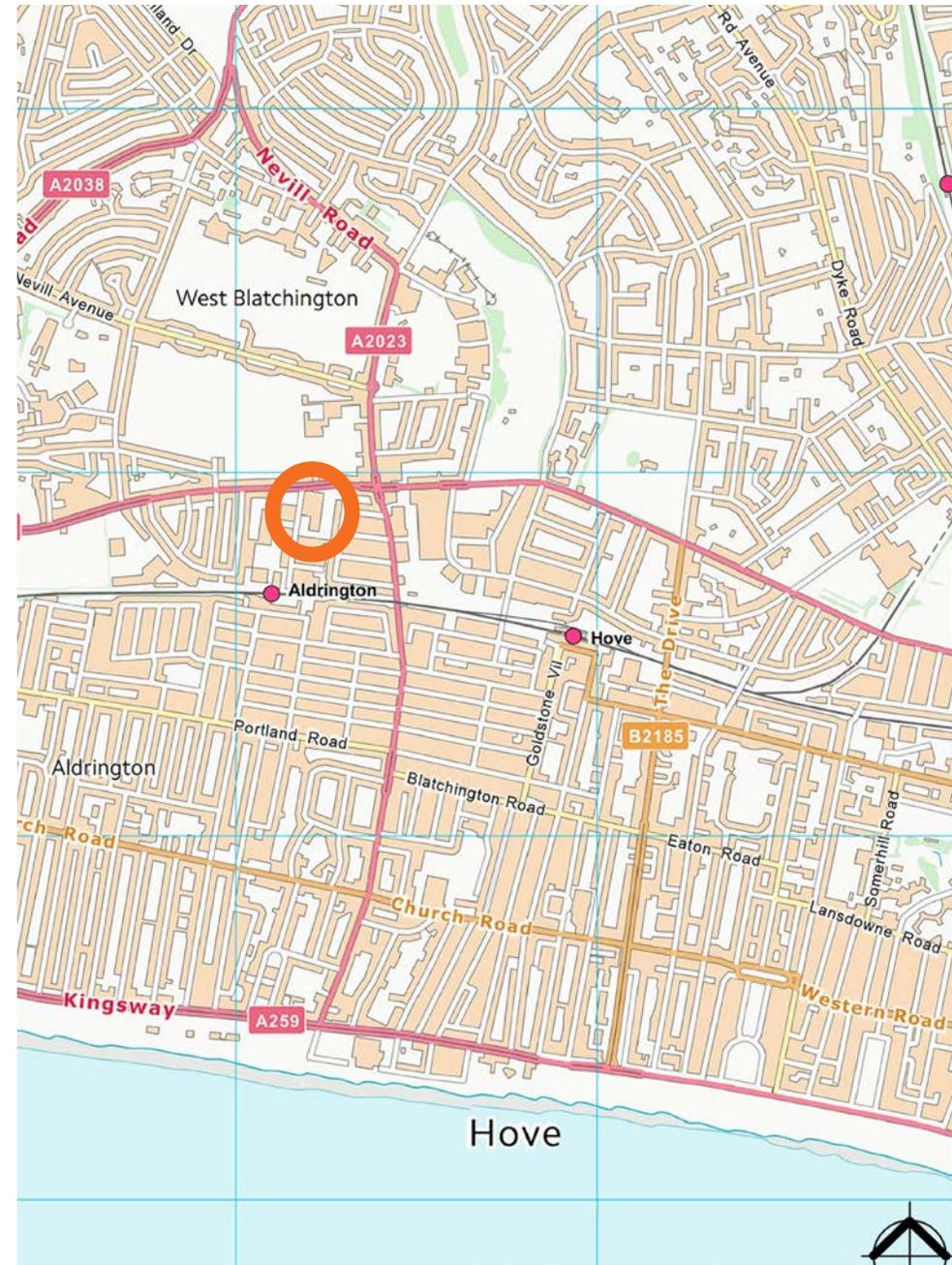
St Joseph's Close links to the A270 Old Shoreham Road immediately north of the property. From which access is easily obtained to Brighton city centre to the east, Shoreham to the west and the national road network. Aldrington Station is a 200 metre walk to the south. Hove mainline Railway Station is 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
<b>Total</b>	<b>4,092 sq ft</b>	<b>380.19 sq m</b>

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](mailto: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





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). Best offers are invited by Friday 5pm, 20th August 2021. See letter at the foot of these details for instructions on how to offer.

## 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](mailto:a.halfacree@flude.com)  
01273 727070

**Alex Roberts**  
[a.roberts@flude.com](mailto: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



Pavilion View  
19 New Road  
Brighton  
BN1 1UF

**T:** 01273 727070  
**E:** [brighton@flude.com](mailto:brighton@flude.com)  
**W:** [www.flude.com](http://www.flude.com)

To whom it concerns

**Subject to Contract**

Dear Sirs

**Hove Ambulance Station, St Joseph's Close, Hove, East Sussex BN3 7EX**  
**Best offers by 5pm Friday 20 August 2021**

Parties interested in the above property are invited to submit their **best offer** to purchase the freehold interest by no later than **5pm Friday 20 August 2021**.

**Detail of your offer**

Your offer should be submitted in writing and confirm the following points:

1. Specific name of the purchasing entity.
2. Your offer in £ sterling.
3. Method, source and proof of funding. NB – offers which do not provide funding information are unlikely to be considered.
4. All conditions to which your offer is subject.
5. Timeframe for fulfilment of the conditions of your offer to put you in a position to exchange unconditionally.
6. Purchaser's solicitor details.
7. For compliance with Anti Money Laundering obligations each offer will also require the following:
  - Photo identification (passport or driver's license) for the individual making the offer or, in the event of an offer being made in the name of a corporate body, for those individuals with a 25% or greater stake in the corporate body;
  - Copy of a utility bill, no older than 3 months old for the individual making the offer or, in the event of an offer being made in the name of a corporate body, for those individuals with a 25% or greater stake in the corporate body.



Your offer should be submitted, and received by, Flude Property Consultants (Brighton office) by no later than **5pm Friday 20 August 2021**. Following which all offers will be reported to our client for their consideration. We will then revert to bidders as instructions are received from our client.

Offers should be submitted in writing and can be delivered by hand, post or email ([fludeproperty@flude.com](mailto:fludeproperty@flude.com)).

It is the responsibility of the offering party to ensure that the offer is received by Flude Property Consultants by the offer deadline. Flude Property Consultants accept no responsibility for delays / problems with the post, technology etc.

Please note that our client is not bound to accept the highest offer or indeed any offer and retains the right to continue marketing the property.

Yours faithfully

**Flude Property Consultants**