



FOR SALE

27 Brunswick Street West
Hove, East Sussex BN3 1EL



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Key Features

- Situated in an attractive mews location off Western Road
- Close to Hove seafront
- Suitable for use as Offices under use class E
- Prior approval granted in 2018 for conversion of the ground floor to residential use
- Parking area to the front
- To be sold with the benefit of vacant possession of the ground floor
- Subject to a long leasehold interest of the upper parts
- Offers in excess of £275,000





Location & Accommodation

The subject property is situated towards the southern end of Brunswick Street West in Hove, a quiet and mainly residential mews which runs between Western Road and the seafront, and within easy walking distance of Brighton City Centre and the beach front.

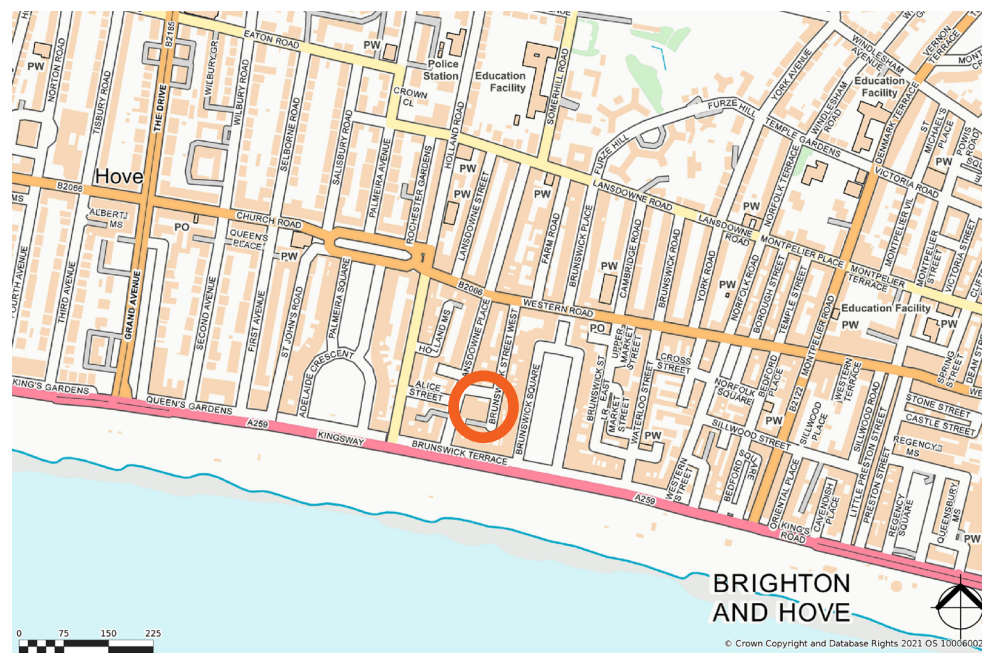
The ground floor has been in use as offices for the last few years and is arranged as mainly open plan space with access to a WC and Store area.

There is also access via a hatch at the front of the property to a undeveloped basement space.

The 1st floor of the property is arranged as a one bedroom flat (previously sold off on a 99 year lease dated June 2008).

The property comprises the following approximate:

Floor	Sq Ft	Sq M
Lower ground	Unmeasured	
Ground	603	56





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Rateable Value

Rateable Value 2017: £5,300.

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

EPC

We understand the property to have an EPC rating of C(66).

Planning

The premises have most recently been in use as offices under Use Class E.

In addition prior approval for conversion of the ground floor to residential use was granted in July 2018.

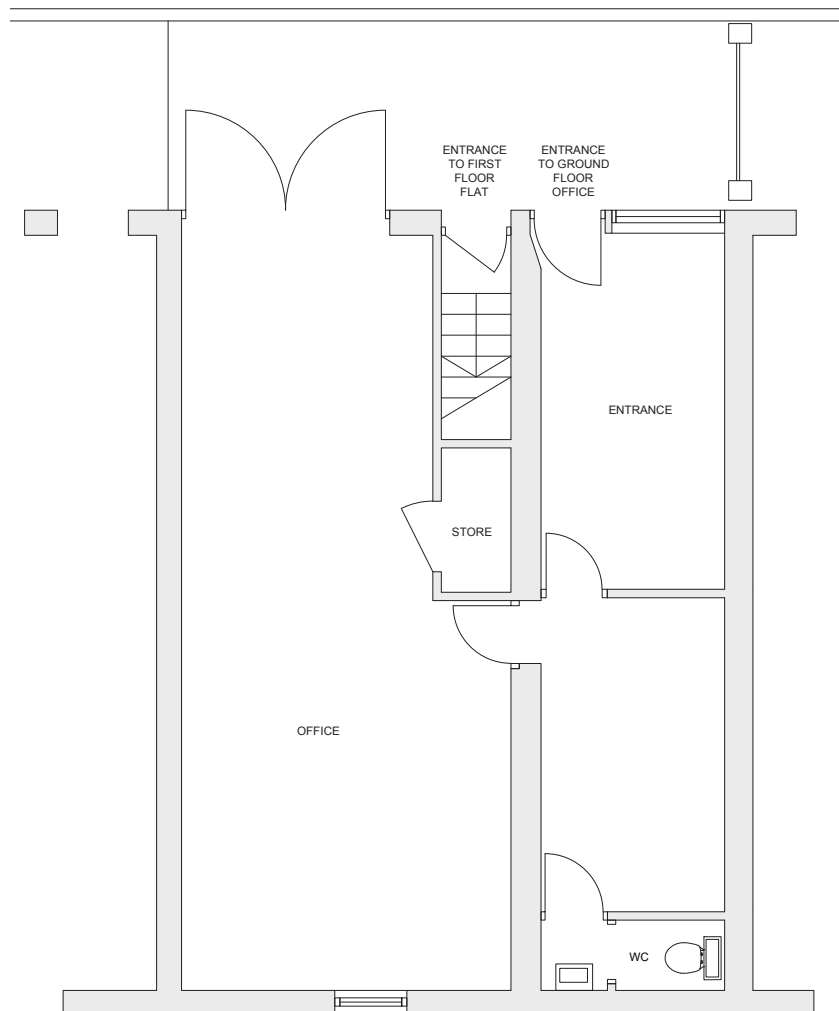
Interested parties should make their own planning enquiries and satisfy themselves in this regard



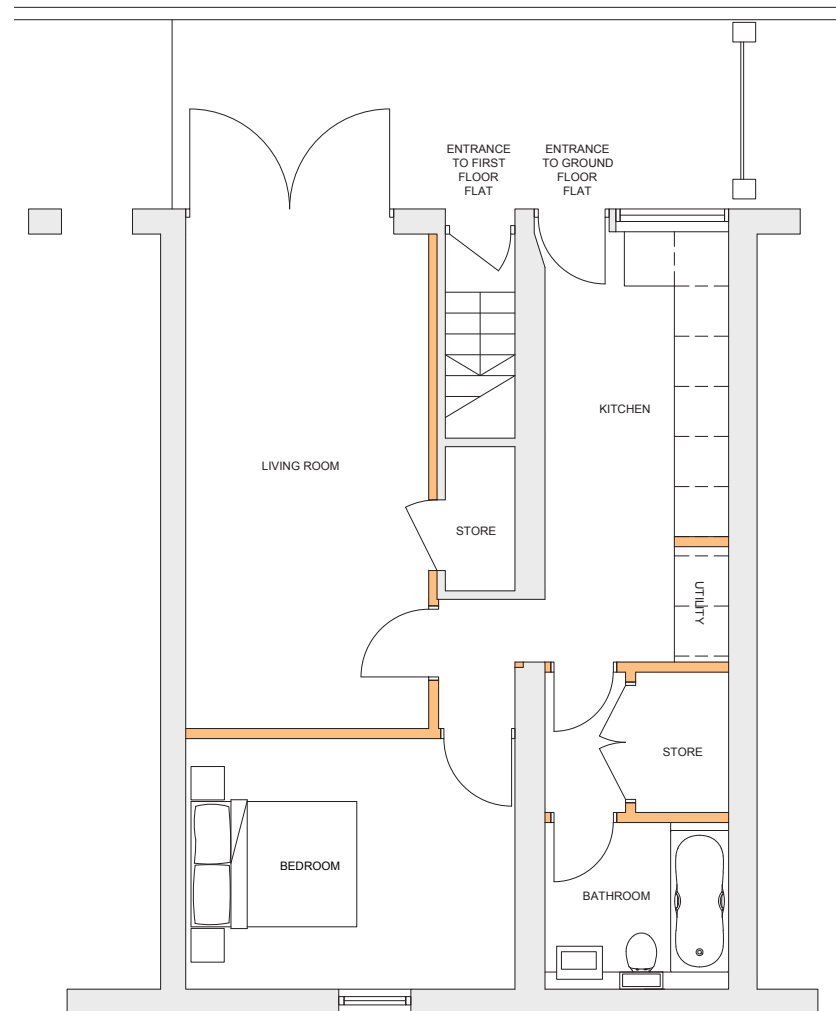


For identification purposes only

EXISTING GROUND FLOOR PLAN



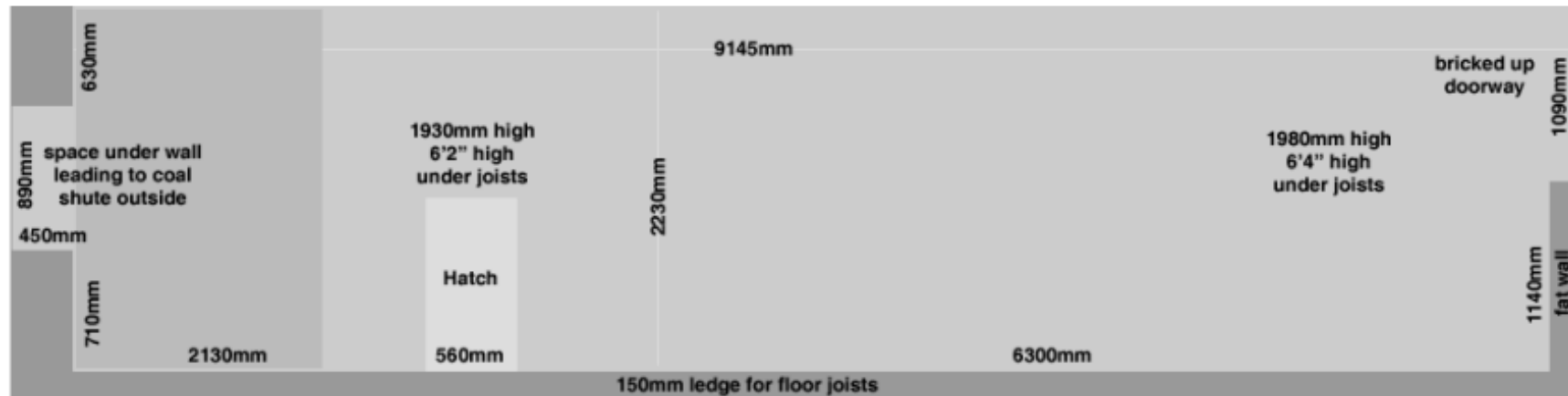
PROPOSED GROUND FLOOR PLAN (Residential use)





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BASEMENT FLOOR PLAN





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Tenure

Freehold.

Terms

We are instructed to seek offers in excess of £275,000 for the benefit of the freehold with vacant possession of the ground floor and basement parts, and subject to a 99 year lease of the upper parts dated June 2008.

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

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October 2021

