



Paris House
Wilbury Villas, Hove, East Sussex BN3 6GS

TO LET

BUILDING CURRENTLY ARRANGED TO PROVIDE TEACHING, OFFICES AND STUDENT ACCOMMODATION

Total size 1,212.37 sq m / 13,049 sq ft

Key Features:

- Located in Central Hove
- Within a 1/2 mile of Hove Station
- Approx 250m from Hove County Cricket Ground
- Easy walking distance of city centre and sea front
- Suitable for alternative uses (stp)
- To let on a new lease
- Available from Autumn 2023





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Location

The property is situated within half of a mile to the east of Hove Railway station.

The property fronts onto Wilbury Villas, just south of the railway bridge. Cambridge Grove, a mixed residential and commercial mews, is to its south.

Accommodation

The accommodation is arranged as follows:

Lower ground floor - 2 x en-suite double bedrooms, 1 x studio flat, kitchenette; store rooms; laundry room; linen store; common room, male & female WCs. Cycle & motor cycle store.

Ground floor - 9 x en-suite single rooms, caretaker's flat (living room, bedroom, kitchen & bathroom), common room with kitchenette; manager's office; male & female WCs.

First floor - 11 x en-suite single and 1 x double en-suite bedrooms, kitchenette.

Second floor - 11 x en-suite single and 1 x double en-suite bedrooms.

Outside - To the east and north of the property hard surfaced areas suitable for parking car parking for around 8 vehicles.

The property has the following approximate **Gross Internal Areas (GIA)**:

Floor	Sq Ft	Sq M
Lower ground	4,195 sq ft	389.71 sq m
Ground	3,973 sq ft	369.00 sq m
First	2,441 sq ft	226.78 sq m
Second	2,441 sq ft	226.78 sq m
Total	13,049 sq ft	1,212.37 sq m

EPC

TBC.

Planning

Planning consent was granted in 1997 (ref: BH1997/01651/FP) for use of the property as "residential student and teaching accommodation".

We consider the planning use likely to fall within Class C2 (Residential Institutions, which includes Hospitals, Nursing Homes, Residential Schools, Training Centres and use for the provision of residential accommodation and care to people in need of care.)

The property is suited to a range of uses to include residential and commercial uses (stp). Our client is open minded to alternative uses.

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

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates / Council Tax

The property has a council Tax assessment as band H

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

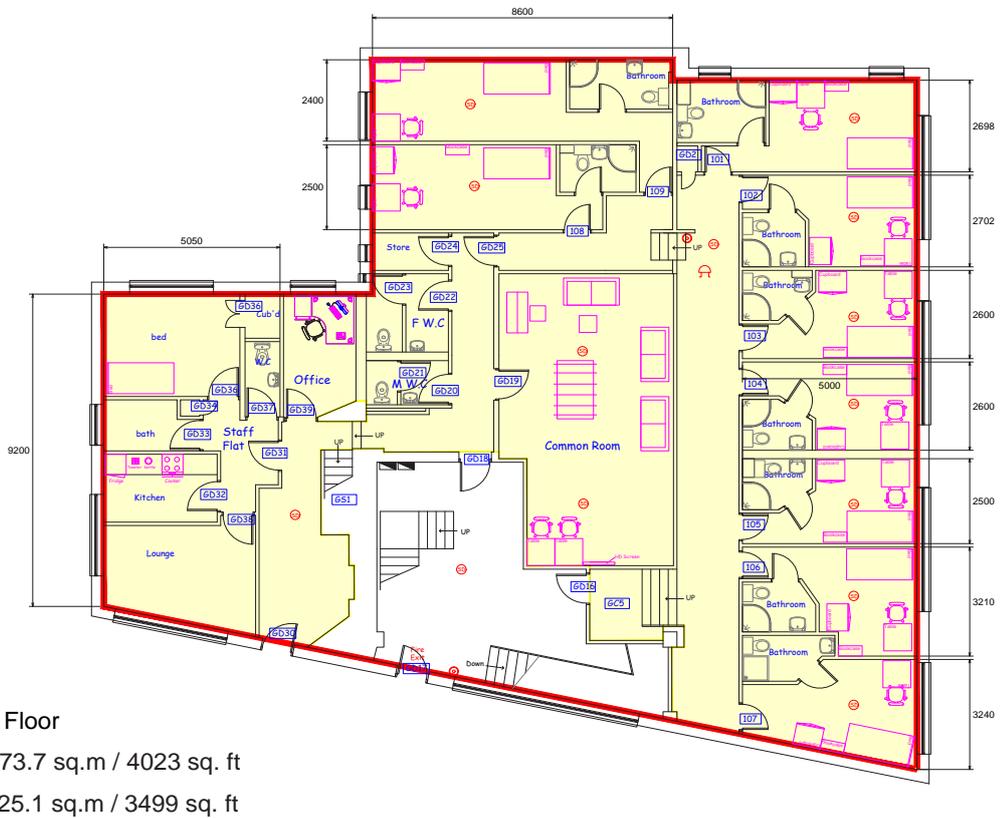
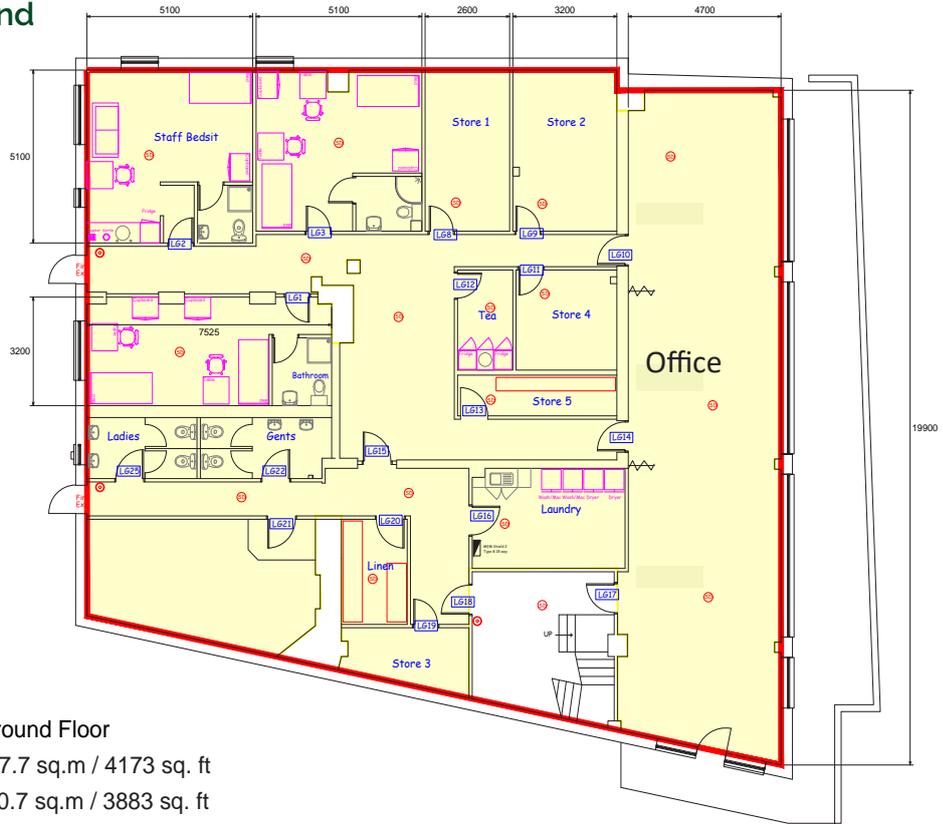
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

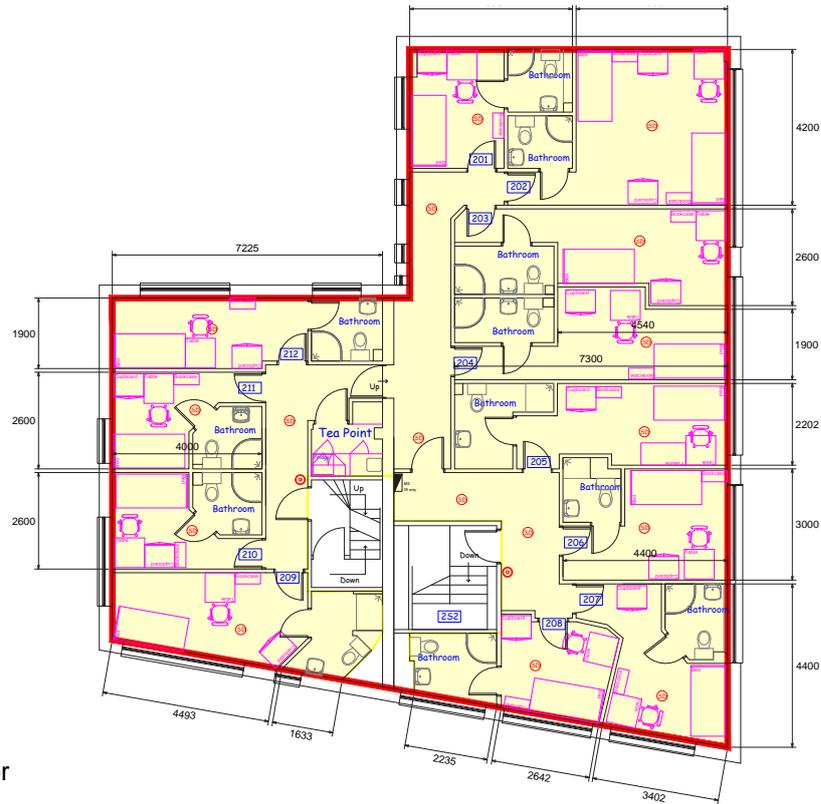


Lower and Ground Floor Plans



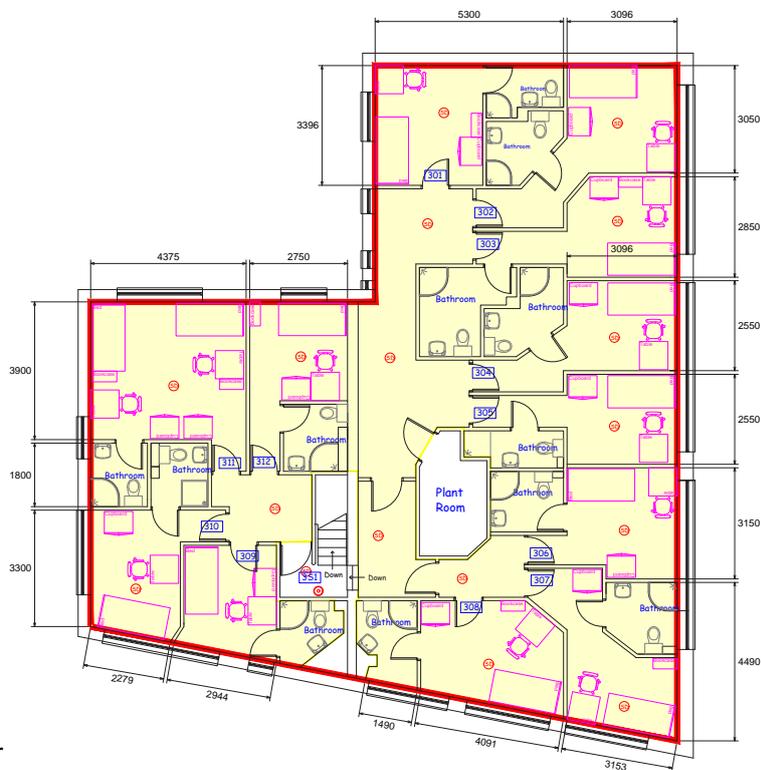


First and Second Floor Plans



1st Floor

- GIA = 232.1 sq.m / 2498 sq ft
- NIA = 214.0 sq.m / 2303 sq ft

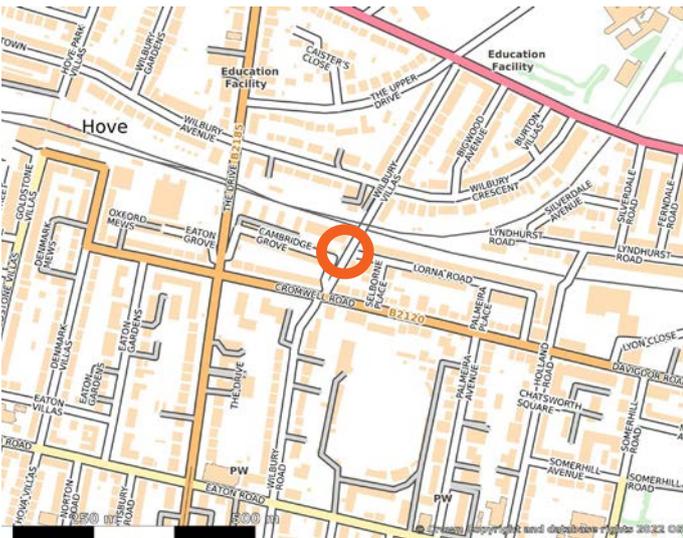


2nd Floor

- GIA = 235.4 sq.m / 2534 sq ft
- NIA = 220.3 sq.m / 2371 sq ft



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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:

Andrew Halfacree
a.halfacree@flude.com
01273 727070
www.flude.com

Will Thomas
w.thomas@flude.com
01273 727070
www.flude.com

