

**SELF CONTAINED 2 STOREY OFFICE BUILDING  
WITH PARKING  
1,430 SQ FT / 132.84 SQ M**



**FOR SALE**

**50A Livingstone Road  
Hove BN3 3WL**





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## Key Features

- Self contained office building
- With private driveway and parking
- Fitted with LED lighting, kitchen, AC and WCs to the 1st floor
- Suitable for owner occupier or possible redevelopment (STP)
- Located close to Hove railway station behind The Exchange public house

## Location

The property is situated in Hove, located on the southern side of Livingstone Road and tucked behind two properties (one of which being the Exchange Public House) and accessed via a private driveway. The property is located within a few minutes' walk of Hove railway station.





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## Description & Accommodation

The premises comprises a 2-storey office building, which has brickwork and part rendered elevations, double-glazed UPVC windows and is understood to have flat felt-covered roofing that was replaced in 2023. It is set out as office accommodation at ground and first floor levels, with two internal staircases giving access to the first floor.

To the front of the building is a hard-surfaced yard area and access driveway, with parking for around 3-4 cars if stacked on the driveway. There is also a timber storage shed on a raised concreted area in the yard.

The property has the following approximate Net internal areas:

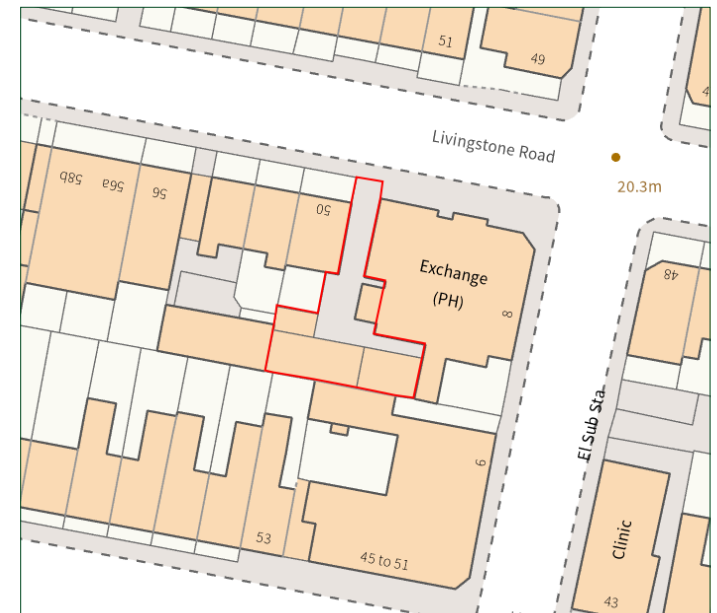
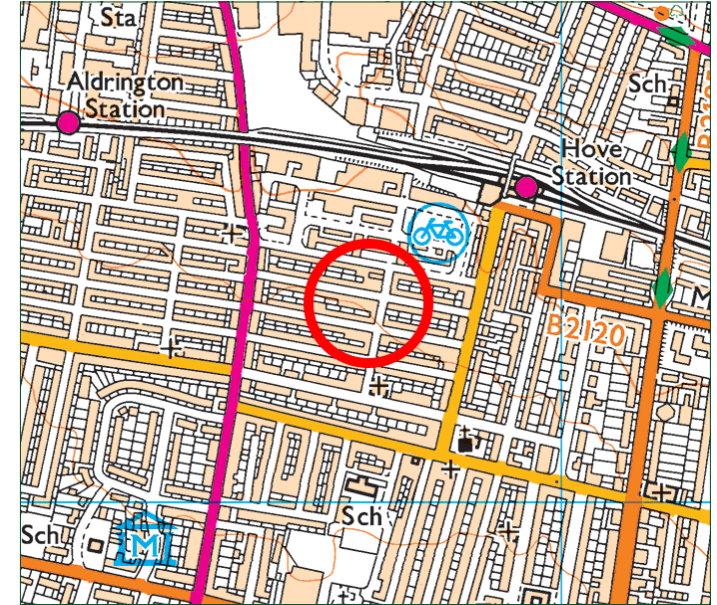
	Sq Ft	Sq M
Ground Floor	775	72.00
First Floor	665	60.84
<b>Total</b>	<b>1,430</b>	<b>132.84</b>







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## EPC

C (62)

## Planning

We 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

Offers are invited in the region of £425,000 for the freehold interest with vacant possession.

## Business Rates

Rateable Value (2023): £18,000

## VAT & Legal Fees

We understand the property is not elected for VAT.

Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

