

PRESTIGIOUS DETACHED BUILDING

WITH LARGE REAR CAR PARK

Currently let and producing £80,000 pa ex

**FREEHOLD
FOR SALE**



7 THE DRIVE

HOVE BN3 3JS



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in the heart of central Hove on the well known thoroughfare of The Drive and adjacent to the commercial thoroughfare of Church Road, Hove. This is a sought after commercial and residential area with good public transport links and numerous amenities. The seafront is a short walk to the south and the shopping, restaurant and commercial facilities of Church Road are close by.

Accommodation

A rare opportunity to purchase this prominent detached E class building fronting The Drive. The property is currently let and occupied until October 2028 by Rix & Kay Solicitors LLP but may suit conversion to residential accommodation subject to any necessary consents. The accommodation is arranged over ground, lower ground, first, second and third floors, with floor plates configured into numerous office rooms. There is stair and lift access to all floors. A driveway to the south side of the property allows car access to a large rear car park which may suit redevelopment in the future, subject to any necessary consents.

	Sqft	Sqm	Tenant	Rix & Kay Solicitors LLP
Ground Floor	1,255	116.59	Lease	Full repairing & insuring lease for a term of 10 years commencing 31 October 2018 and terminating 30 October 2028.
Lower Ground Floor	1,247	115.85	Rent	£80,000 per annum exclusive.
First Floor	1,275	118.45		
Second Floor	1,275	118.45		
Third Floor	743	69.02		
Total Accommodation	5,795	438.36		

Terms

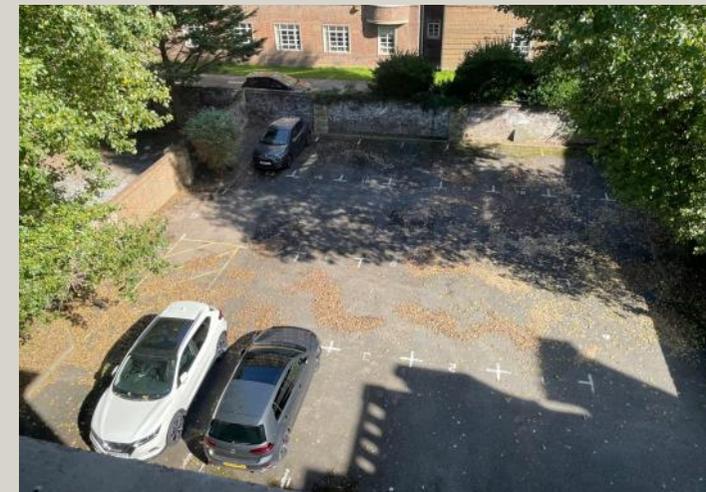
Offers are invited in the region of **£1,650,000** for the freehold interest of the property (subject to existing tenancy).

Rateable Value £83,000

EPC Rating E 102

Viewing by strict appointment with the sole agent **Graves Son & Pilcher LLP**

All measurements are approximate



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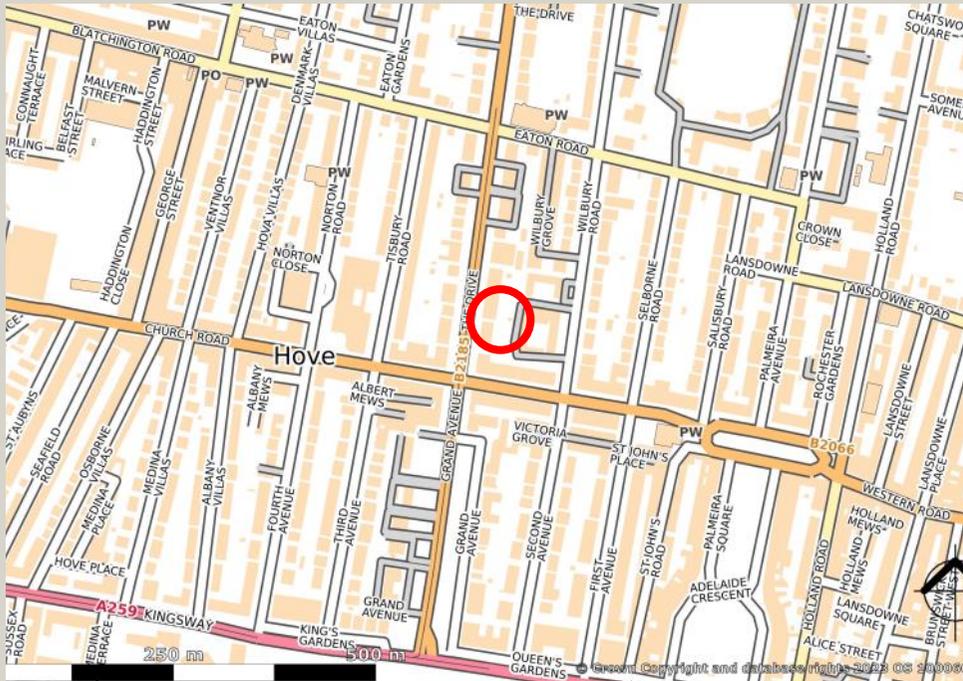


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