

OCCUPIER OR DEVELOPMENT OPPORTUNITY (STNC)
DETACHED SCHOOL PROPERTY
TO LET OR FREEHOLD FOR SALE



195 NEW CHURCH ROAD

HOVE BN3 4ED



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Occupying a corner site in the well known tree lined thoroughfare of New Church Road. This is a sought after residential area with good public transport links and amenities. The seafront is within convenient walking distance and there are shopping facilities at Boundary Road, Portland Road and Kingsway.

Description

The property occupies a prominent position with frontages to New Church Road and Portland Villas. Formerly operated as a well known independent school, the property may suit a variety of alternative uses, or conversion/ redevelopment (subject to any necessary consents). The accommodation is arranged over two floors comprising the main building with extensions, and outbuildings. We understand the property provides the following approximate floor areas:

	NET INTERNAL AREA		GROSS INTERNAL AREA	
	SQM	SQFT	SQM	SQFT
Ground Floor	350	3,767	466	5,015
First Floor	295	3,175	369	3,971
TOTAL	645	6,942	835	8,986
Exterior	Portable cabin, outbuilding and recreational areas.			

Terms

The property is TO LET for a term to be agreed at a guide rental of £85,000 per annum, exclusive, subject to rent reviews at appropriate intervals.

Alternatively

Unconditional offers are invited in excess of £1,650,000 for the freehold interest, subject to contract and with the benefit of vacant possession.

Rateable Value £54,000

EPC RATING C - 67

Further Information from sole agent **Graves Son & Pilcher LLP**



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amenities and services not tested
measurements and floor areas are approximate

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



Blueprint

The CAD Bureau

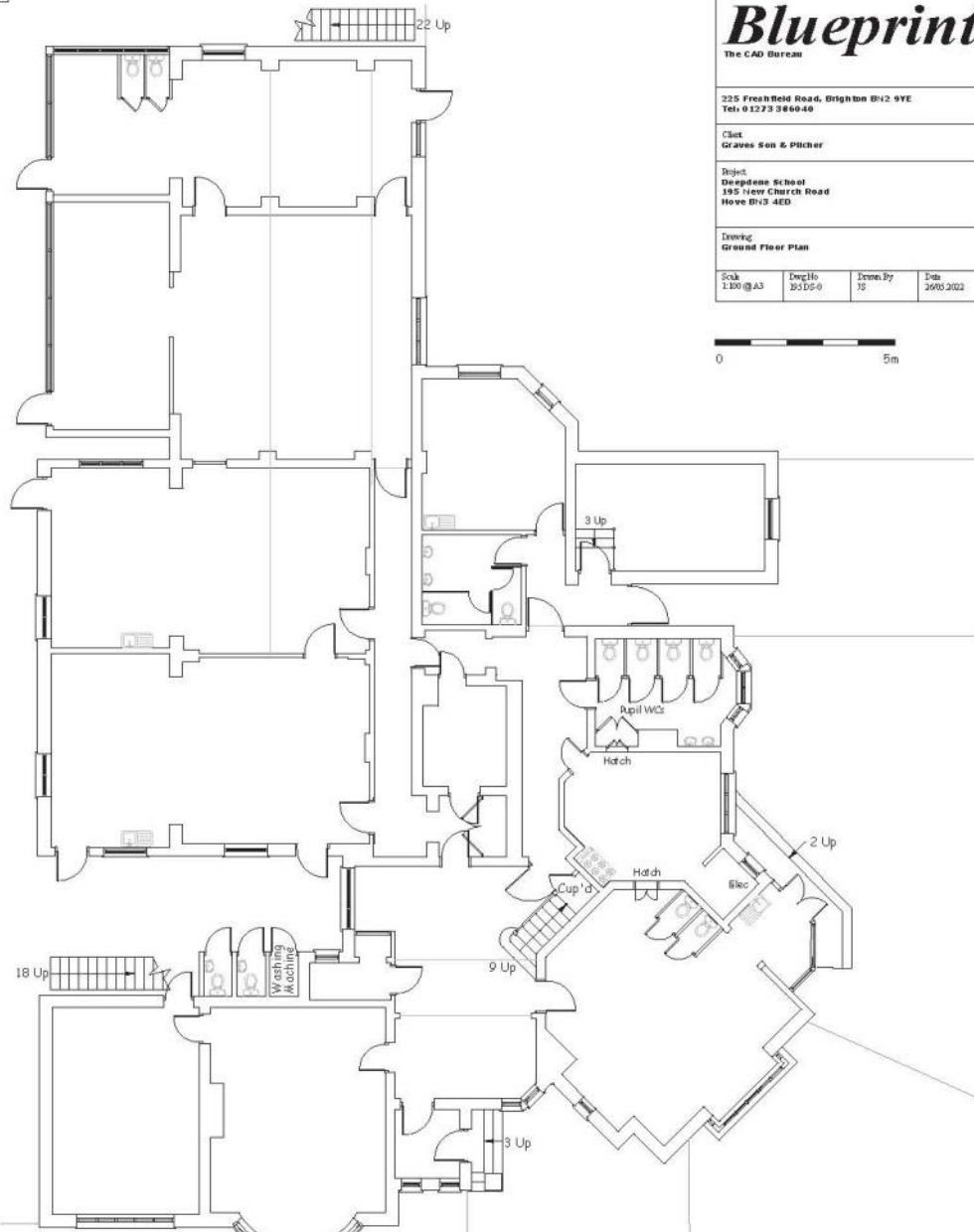
225 Freshfield Road, Brighton BN2 9YE
Tel: 01273 366640

Client
Graves Son & Pitcher

Project
Deeptime School
195 New Church Road
Hove BN3 4ED

Drawing
Ground Floor Plan

Scale	Dwg No	Drawn By	Date
1:100 @ A3	19250-0	TS	26/05/2022



GROUND FLOOR

Gross Internal Area 466 sq m
Net Internal Area 350 sq m



Blueprint

The CAD Bureau

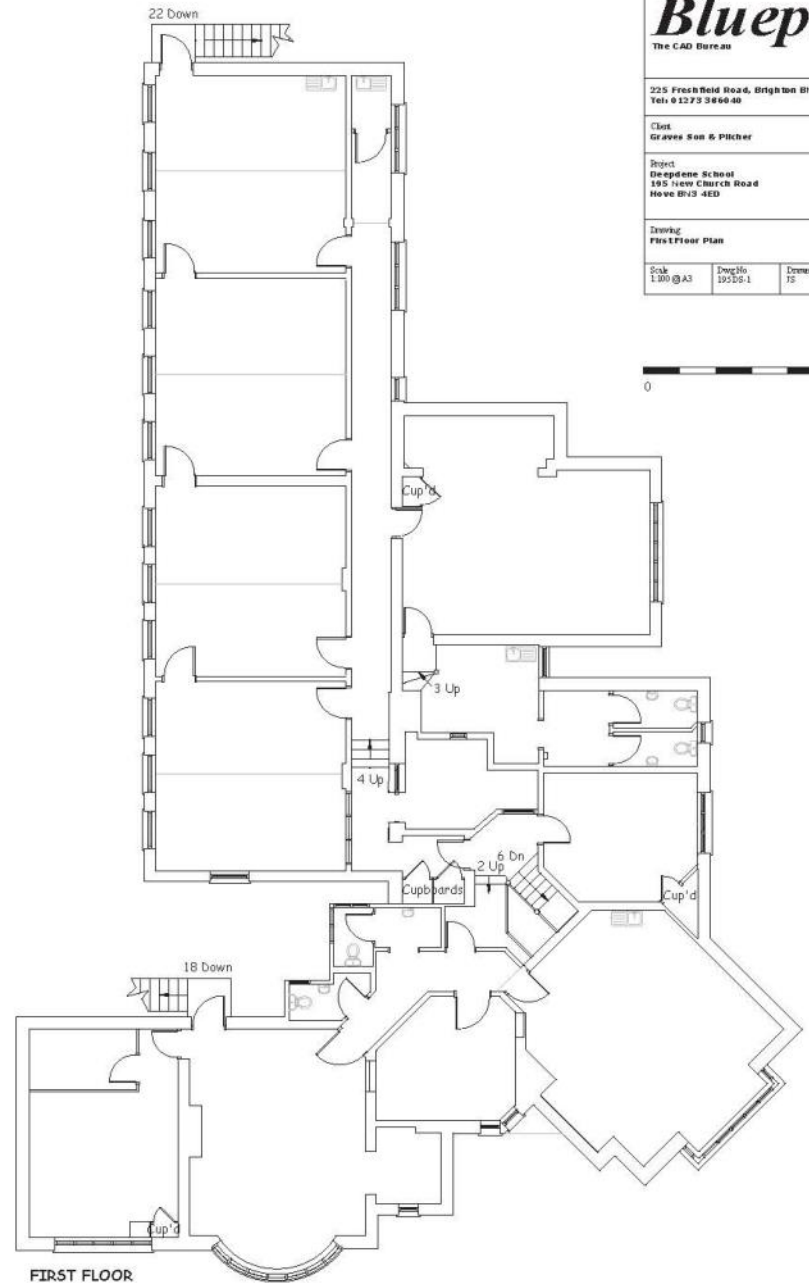
225 Freshfield Road, Brighton BN2 9YE
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Drawing
First Floor Plan

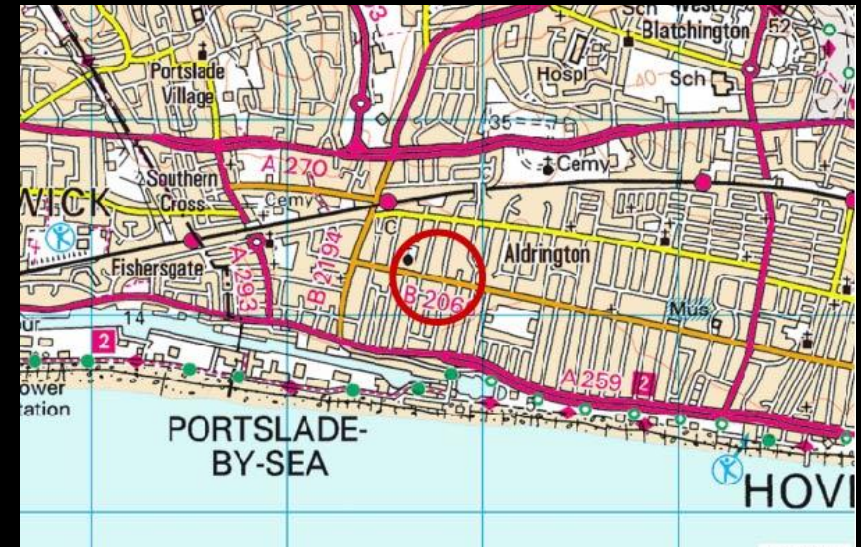
Scale	Dwg No	Drawn By	Date
1:100 @ A3	19250-1	TS	26/05/2022



FIRST FLOOR

Gross Internal Area 369 sq m
Net Internal Area 295 sq m





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