

Claridges

COMMERCIAL PROPERTY CONSULTANTS

PRESTIGE D1 ACCOMMODATION PROMINENT SEMI-DETACHED BUILDING

****CURRENTLY USED AS A MEDICAL CENTRE****

ALSO IDEAL EDUCATION, TRAINING, DAY NURSERY, YOGA, PILATES (STP)

FOR SALE

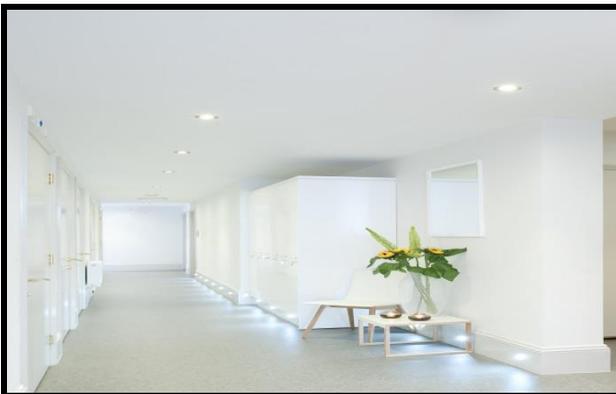
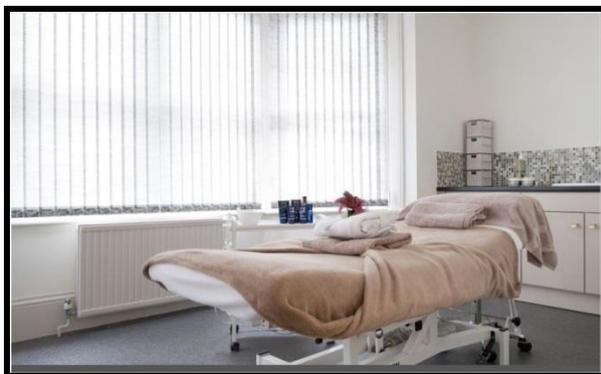
**APPROX 3,620 SQ FT (336.3 SQ M)
GROSS INTERNAL**



NEW CHURCH ROAD, HOVE, BN3

**TO BE SOLD FREEHOLD
OFFERS ARE INVITED IN EXCESS OF £1.5 MILLION**

0845 205 0007



Location

The property is located at the junction of New Church Road and Carlisle Road within a short walk from Kingsway, Western Esplanade, and the Lagoon Leisure Complex. The immediate area is predominately residential and there are bus services locally. Brighton and Hove town centre and railway stations are respectively about 2 miles and 1 mile from the property.

The Property

Semi-detached building planned over ground, first and second floors. It has been fitted to luxury standards ready for the purchasers to move into.

Currently used and set up as a medical centre, the accommodation of which is set out below:-

Ground Floor

- Reception/waiting room
- 5 x large treatment rooms
- Kitchen/wash room
- Office
- Plant room
- Shower Room and Disabled WC

Approx. 1,723 sq ft (160m²)

First Floor

- 4 x large treatment rooms
- WC
- Kitchen

Approx. 1,118 sq ft (103.9m²)

Second Floor

- 2 x large treatment rooms
- Store room
- WC
- Hair Salon
- Office

Approx. 779 sq ft (72.4m²)

Total gross internal floor area approx. 3,620 sq ft (33.3m²)

Note floor areas as provided

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt Claridges will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Exterior	There is a front forecourt for parking approx. 6 cars, as well as a small yard area to the front of the property
Possession	Full vacant possession upon completion
Services	Gas central heating CCTV Fire and burglar alarms Double glazed windows throughout Note: Services not tested
Planning	We are advised that the property enjoys D1 use (medical/health clinic). Previously used as a care home. Note. Hours of opening are 8am to 9pm pm Monday to Saturday. No Sundays or Bank Holidays. The property may also suit other D1/D2 uses, which may require a change of use or variation, to include, day nursery, education, training, etc Prospective tenants/purchasers are advised to seek guidance from Brighton & Hove City Council relating to Planning and or specific occupational matters 01273 292222.
Rating	TBA
EPC	Rating E
VAT	VAT will be payable if applicable
Freehold	Offers are invited in excess of £1.5million subject to contract.
Costs	Each party to be responsible for their own legal and professional costs.
Holding Deposit	Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable accept if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.
Viewing	By Appointment only via Claridges Commercial – 0845 205 0007 E: info@claridges-commercial.co.uk



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.