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TO LET

**OFFICE – 4,595 SQ FT (426.88 SQ M)
18 Cromwell Road, Hove, East Sussex, BN3 3EW**

DESCRIPTION

The property comprises an attractive Grade II Listed semi-detached period building arranged over five floors with a garden to the rear and garden room. This property was last used as a language school.

LOCATION

Cromwell Road is one mile North West from Brighton City Centre and situated north of the County Cricket Ground in central Hove. There are excellent local amenities within walking distance and Hove railway station is within a few minutes walking distance.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Third Floor	513	47.66
Second Floor	798	74.13
First Floor	798	74.13
Ground Floor	707	65.68
Lower Ground Floor	1,220	113.34
TOTAL	4,036	374.94

AMENITIES / OPPORTUNITY

- Extensive semi detached period building in Central Hove
- Previously occupied by Class F1 User
- May be suitable for other uses (STP)
- Hove station is within 5 minutes walk.
- Grade II listed with period features and rear courtyard
- Popular and Accessible location.

RENT

£85,000 PAX.

BUSINESS RATES

The April 2023 Rateable Value of the property is £71,500.

VAT

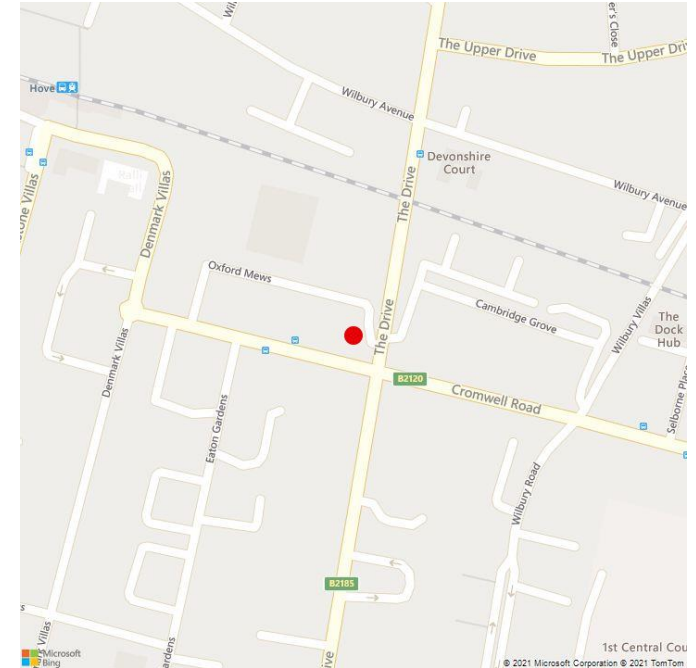
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

51-75 **C** 58 C



VIEWINGS – 01273 876 200

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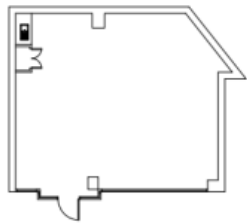
LinkedIn - SHW Property



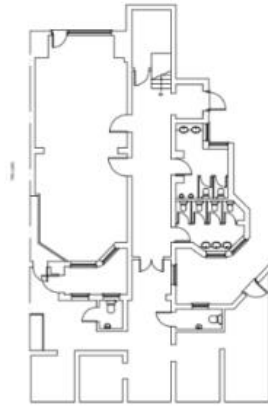
Instagram – SHW Property

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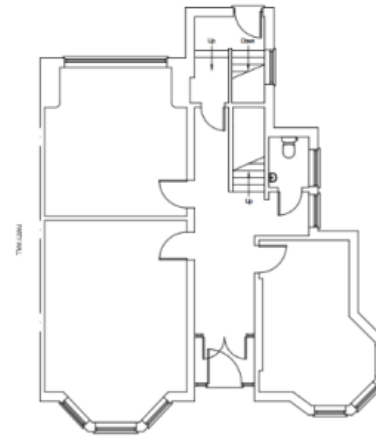
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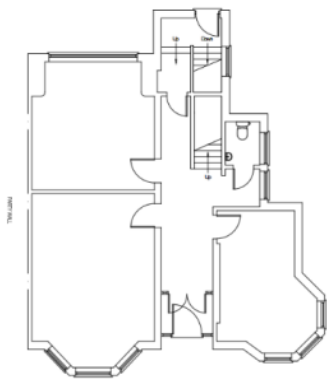
Garden Room



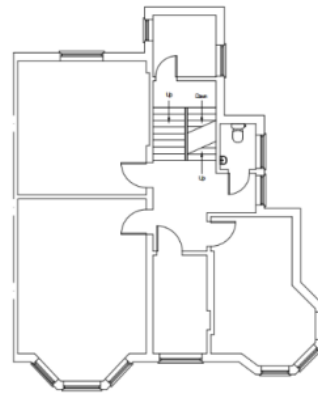
Lower Ground Floor



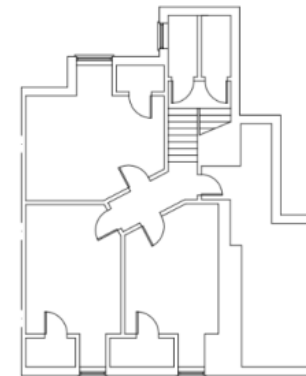
Ground Floor



First Floor



Second Floor



Third Floor

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