

TO LET

Substantial Detached Building in Central Hove with Educational Use



101 THE DRIVE,

HOVE, EAST SUSSEX, BN3 6GE



**GRAVES
SON &
PILCHER**

01273 321 123

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Description

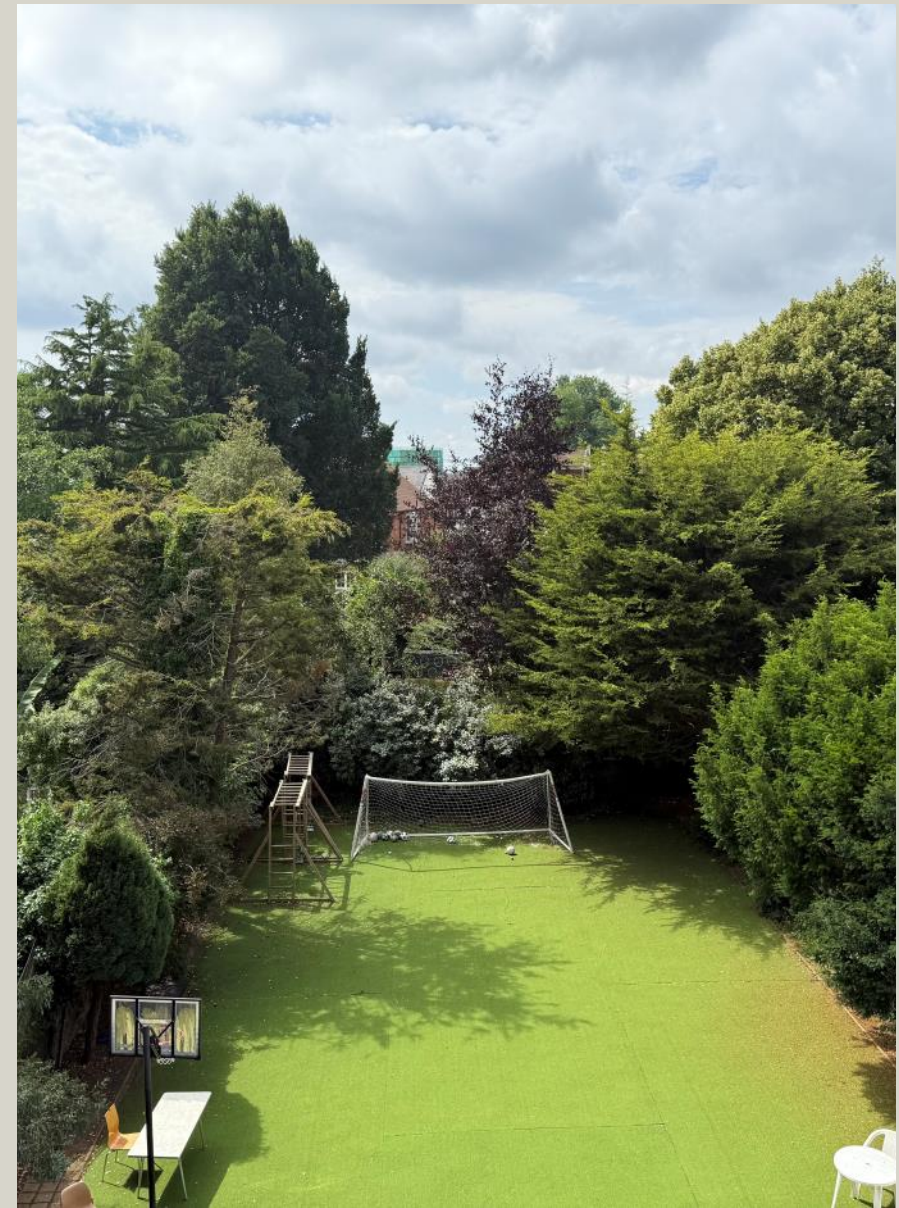
The property is a detached Edwardian double fronted style building with a sweeping drive and large West facing rear garden. The property is substantial and has a mixture of pitched and clay tile roofs, asphalt flat roofs and a rear metal fire escape. There is gas central heating (not tested) provided through radiators with a mixture of windows, some Velux, some wooden, mainly uPVC but sat within the old wooden frames.

Location

The building is located on the Western side of the prominent road known as The Drive at its Northern end, close to the junction with Old Shoreham Road and Hove Recreation Ground. The surrounding area is generally residential being a mixture of some whole houses, but the majority flats with some more modern buildings being built as purpose built blocks of flats.

Floorplans

Floorplans of the building are available upon request.



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Contact for further information:



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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.

Accommodation

Floor	Room	Measurements
		Please note that all measurements are approximate.
Lower Ground Floor	Rear room	589 ft ² / 54.71 m ²
	Conservatory	257 ft ² / 23.87 m ²
	Kitchen	187 ft ² / 17.37 m ²
	Various WCs, shower room and stores within corridor	unmeasured
	Science laboratory	174 ft ² / 16.16 m ²
	Music room	146 ft ² / 13.56 m ²
	Changing room	77 ft ² / 7.15 m ²
	Staff room with a bathroom/WC	149 ft ² / 13.84 m ²
First Floor	Front classroom	236 ft ² / 21.92 m ²
	Art room	221 ft ² / 20.53 m ²
	Front classroom South	232 ft ² / 21.55 m ²
	Further art room	133 ft ² / 12.36 m ²
	Steps down to: Classroom	133 ft ² / 12.36 m ²

Floor	Room	Measurements
		Please note that all measurements are approximate.
Ground Floor	Classroom	273 ft ² / 25.36 m ²
	Classroom	170 ft ² / 15.79 m ²
	Headteachers office	115 ft ² / 10.68 m ²
	Reception	155 ft ² / 14.39 m ²
	Library	195 ft ² / 18.11 m ²
	Front classroom	212 ft ² / 19.69 m ²
	Classroom	148 ft ² / 13.74 m ²
	Entrance lobby from side North of the building	95 ft ² / 8.82 m ²
Second Floor	Computer room measured to 5' eaves height	135 ft ² / 12.54 m ²
	Classroom front North	166 ft ² / 15.42 m ²
	Classroom front South	181 ft ² / 16.81 m ²
Total Approx Floor Area		4,379 Sq Ft / 406.73 Sq M

Viewing strictly via prior appointment through Sole Joint Agents Graves Son & Pilcher (t: 01273 321123) and Graves Jenkins.



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Tenure

The property is available by way of a new Full Repairing and Insuring lease, for a term to be negotiated and agreed. The commencing rent is £105,000 per annum exclusive, subject to rent reviews at appropriate intervals.

VAT

Please note that VAT may apply on the quoting terms.

Planning Note

According to the BHCC Planning website, we understand that the property had an historic use of D1 —there is evidence of the building being a former nursing home due to the decommissioned lift and various former en-suite bathrooms being used for storage within classroom areas. Application number 'BH2003/01527/FP' confirms that there is a temporary consent to use the building for education purposes. Interested parties are asked to make their own enquiries direct to the local planning department to confirm whether they can use the building for their intended use, subject to the landlord's prior approval.

Legal Fees

Each party to pay their own legal fees if incurred.

Business Rates

According to the Valuation Office Agency website, the property has a rateable value of £84,500.

EPC

The property has an EPC rating of 73 C.



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