



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) 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.

FREEHOLD OFFICE / INDUSTRIAL BUILDINGS

5,585 ft² / 519 m² + 1,078 ft² / 100 m² • FOR SALE



13/14 SHERIDAN TERRACE, HOVE, BN3 5AE

Situated in the Poets' Corner area of central Hove, close to Sackville Road and Portland Road. The railway stations at Hove and Aldrington are within walking distance, along with shopping thoroughfares and numerous bus services. The A270 Old Shoreham Road and A259 Coast Road are conveniently accessible. See attached location plan.

The premises comprise a two storey main building, used as offices on first floor and storage on ground floor, together with a separate detached single storey building, used as offices and laboratory. The buildings may suit a variety of office, industrial or warehouse uses, subject to any necessary consents. The accommodation is arranged as follows:

| | | | | | |
|----------------------------|----------------------------------|--------|-----------------------------|-----------------------------|--------------------|
| 13 Sheridan Terrace | ground floor | in all | 2,796 ft² | / | 260 m ² |
| | first floor | in all | 2,789 ft² | / | 259 m ² |
| Total floor area | | | 5,585 ft² | / | 519 m ² |
| 14 Sheridan Terrace | ground floor | in all | 1,078 ft² | / | 100 m ² |
| | TOTAL COMBINED FLOOR AREA | | | 6,663 ft² | / |

exterior yard with outbuilding, and parking/yard between buildings.

Rateable Value: £33,750 (13) + £14,750 (14)

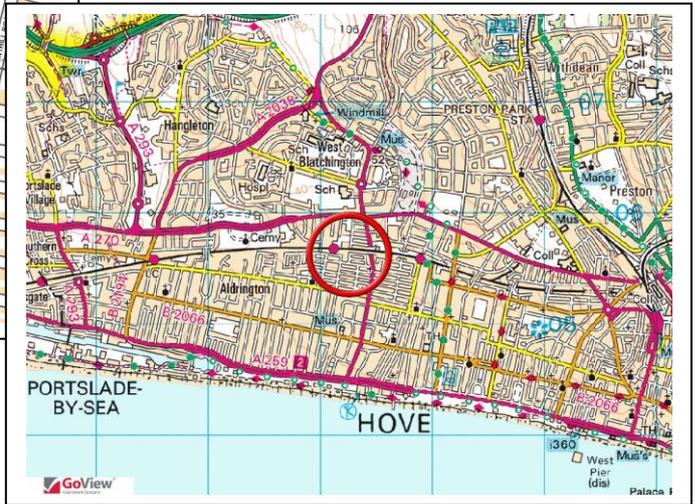
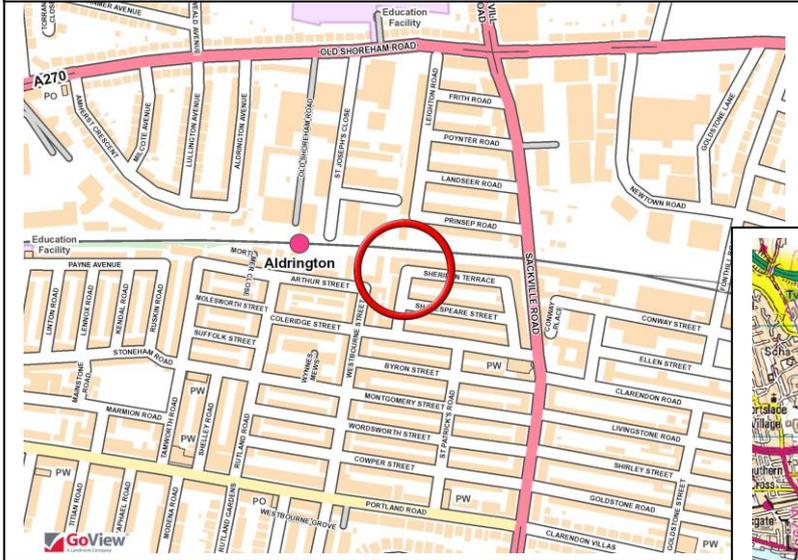
measurements are approximate and gross internal

amenities and services not tested

OFFERS INVITED in region of £925,000 for ENTIRE FREEHOLD INTEREST

(offers may be considered for the individual buildings)

EPC applied for. Viewing by appointment with SOLE AGENT, **GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

