

rare development or occupation opportunity

FREEHOLD MEWS PROPERTIES

COMPRISING MOT WORKSHOPS + RESIDENTIAL

FOR SALE



6-10 ST JOHN'S ROAD

HOVE BN3 2FB



**GRAVES
SON &
PILCHER**

01273 321 123

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Description

Situated in a historic mews location between Palmeira Square and the seafront in central Hove. Originally catering for coaches and horses, the mews then accommodated many motor repair and taxi businesses, until a gradual conversion and redevelopment to residential use in more recent years. The Church Road and Western Road shopping thoroughfares are nearby. The premises comprise adjoining mews properties as follows:



6/8 ST JOHN'S ROAD, HOVE BN3 2FB

ground floor vehicle MOT and repair workshop, office, store
VACANT POSSESSION
in all 2,094 sq ft / 194 sq m

first floor two 3 bedroom self contained flats
(LET on Assured Shorthold Tenancies at
current rentals of £1,400 pcm each)

FREEHOLD FOR SALE - GUIDE PRICE £900,000



10 ST JOHN'S ROAD, HOVE BN3 2FB

ground floor vehicle showroom, office - VACANT POSSESSION
in all 1,098 sq ft / 102 sq m

first floor former 3 bedroom flat - in need of refurbishment
(currently used as stores/staff rooms)
VACANT POSSESSION
in all 743 sq ft / 69 sq m

FREEHOLD FOR SALE - GUIDE PRICE £500,000

Planning:

The properties have been operating for many years in motor trade use, with part residential. The properties are situated within the Brunswick Town Conservation Area.

There are expired planning consents for redevelopment as follows:

BH2007/02214 6-10 St John's Road

Construction of 3 town houses following demolition of 6-8 St John's Road, and conversion of 10 St John's Road to provide 2 self-contained flats

NB. There was a unilateral undertaking pursuant to S106 of TCPA1990 relating to 6-10 St John's Road. This included a commitment to implement BH2007/02257 or BH2009/02105 relating to **garages adjacent 1 St John's Road (not presently being offered for sale)** prior to the occupation and making available for use any of the units approved in BH2007/02214. The applications BH2007/02257 & (BH2009/02105) related to demolition of the existing garages adjacent 1 St John's Road and construction of new two storey B1 offices comprising approximate floor areas of 1,897 sq ft (BH2007/02257) and 1,840 sq ft (BH2009/02105).



EPC Ratings: 6-10 St John's Road



6a St John's Road



8a St John's Road



Rateable Value: £20,000 (6-10 St John's Road - Vehicle repair workshop and premises)

Council Tax: 6a St John's Road - A 8a St John's Road - A

amenities and services not tested

measurements are approximate and gross internal

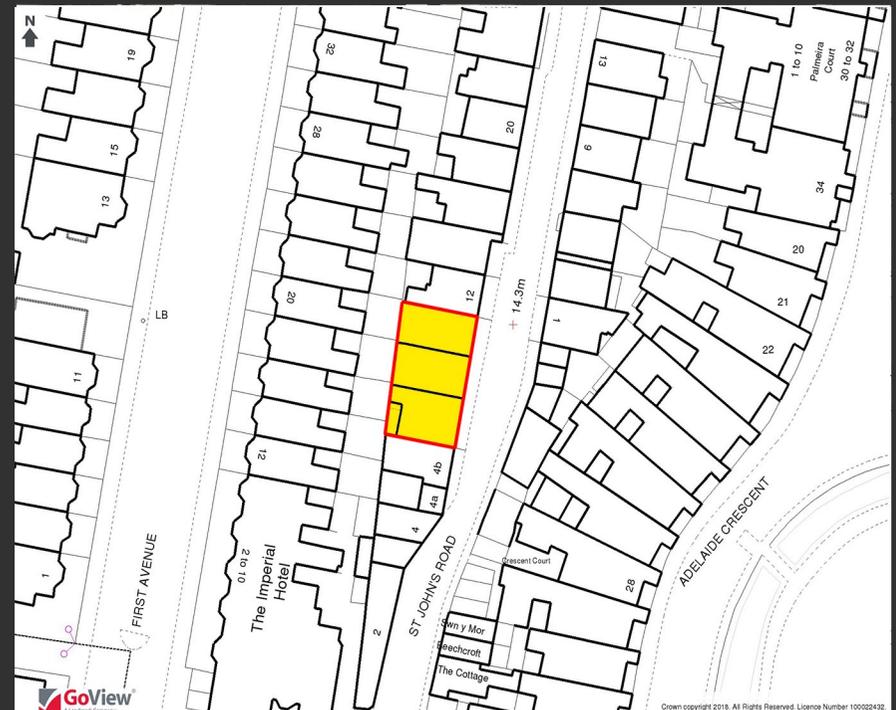
Viewing by strict appointment with **SOLE SELLING AGENT, GRAVES SON & PILCHER LLP**



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T: 01273 321123
info@gsp.uk.com

www.gsp.uk.com



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