



Kingsway, Hove

- Situated In Busy Pedestrian & Vehicular Thoroughfare
- Walking Distance To Hove Station
- Fantastic investment opportunity
- Leasehold
- Class Sui Generis

Asking Price
£700,000
Leasehold

An opportunity to purchase a Class Sui Generis premises situated in a vibrant Hove seafront location, nearby to Brighton City Centre.

The property comprises a former service station forecourt and single storey building which is positioned immediately in front of Lancaster Court, a block of flats. The forecourt is concreted and has two pavement crossings onto Kingsway. The property was previously let for £37,057.44 per annum and is being advertised for rent at the same amount

Accommodation:

Forecourt Area 1758 sq ft (163 sq m)
Overall Site Area 3723 sq ft (345.9 sq m)

Office Building:

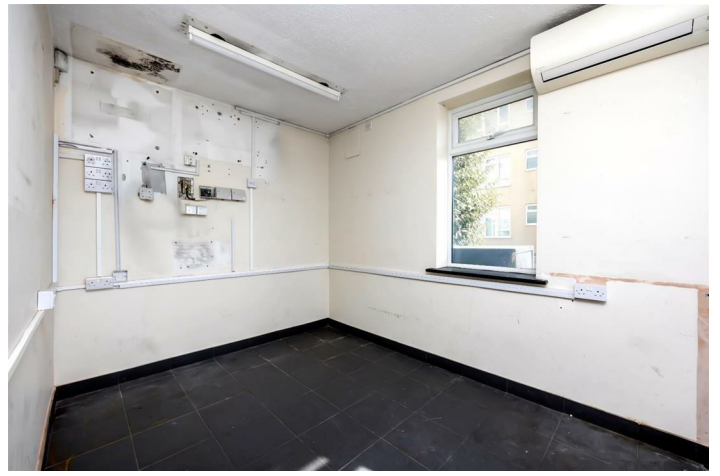
386.74 sq ft (35.93 sq m)

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial

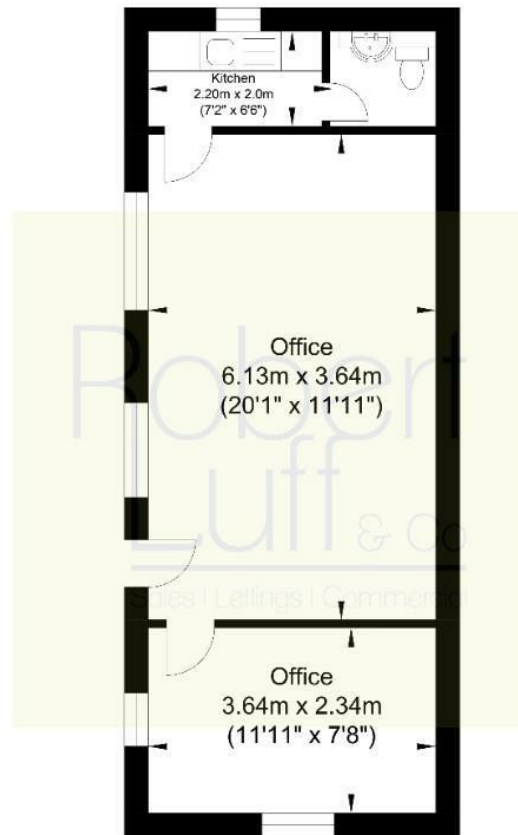


Accommodation



28 Blatchington Road, Hove, East Sussex, BN3 3YU
T: 01273 921133 E:
www.robertluff.co.uk

The Kingsway



Approximate Floor Area
386.74 sq ft
(35.93 sq m)

Approximate Gross Internal Area = 35.93 sq m / 386.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.