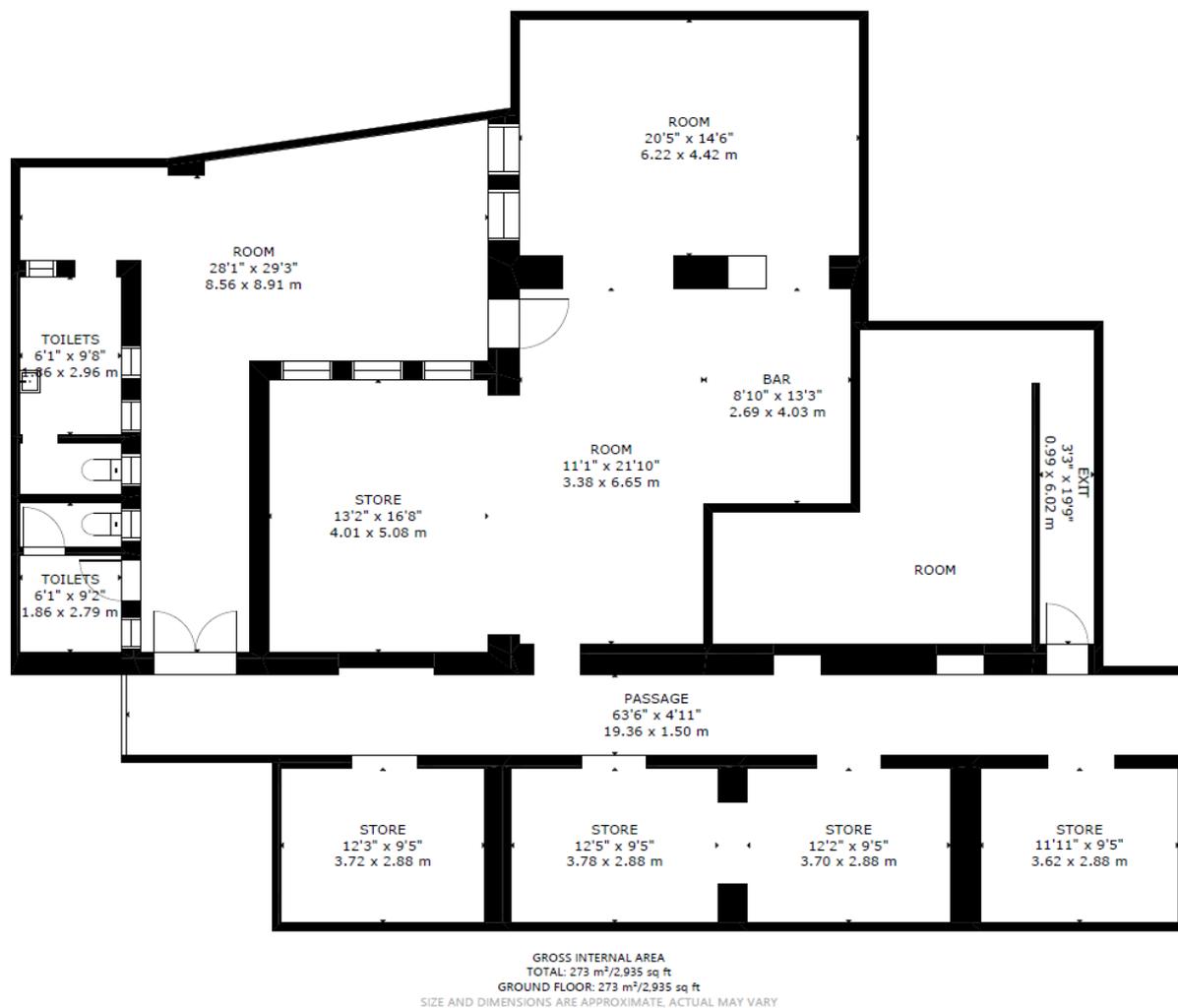


## TO LET – RENTAL OFFERS INVITED

### FORMER NIGHTCLUB PREMISES BELOW THE STATION HOUSE PUB, 100 GOLDSTONE VILLAS, HOVE, BN3 3RU



- Exciting leisure opportunity situated below the Station House Pub and adjacent to Hove Railway Station
- Large basement premises that has historically been operated as a nightclub
- Suitable for a wide range of uses, subject to obtaining the necessary consents
- Available on a new lease, subject to terms to be agreed
- Landlord is open to granting an extended rent-free period and/or a stepped rent in lieu of the ingoing tenant undertaking works

## Location

Hove is a seaside town in East Sussex alongside Brighton, it is one of the two main parts of the city of Brighton and Hove. It is located around 11 miles east of Worthing and around 27 miles west of Eastbourne.

The subject property is situated to the rear of The Station House Pub and is adjacent to Hove Railway Station which provides direct services to London Victoria, London Bridge and Gatwick Airport. This is a well-established mixed-use area with strong footfall generated by commuters, local residents and visitors using the station and surrounding amenities.

## Property Description

Large basement premises that has historically been operated as a nightclub. Access to the property is via an entrance at the rear of The Station Pub.

## Accommodation

The site comprises of a series of interlinking rooms and larger open trading areas with several stores and ancillary rooms located along the perimeter.

The property's Gross Internal Area is around 2,935 sq ft and the floor plan is included on page 5.

The site is currently vacant and requires investment.

The property offers a highly versatile configuration, well suited to a broad range of occupiers. Potential uses include events and functions, health and fitness provision, arts and cultural activities, studio or creative workspace, community-led initiatives, and other leisure-driven concepts, subject to the necessary consents.

## Tenure

The premises are available by way of a new lease, subject to terms to be agreed.

The landlord is open to granting an extended rent-free period and/or a stepped-rent in lieu of the ingoing tenant undertaking works. A long lease may also be considered.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The property falls within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

To be confirmed.

## Business Rates

To be assessed.

## VAT

VAT will be applicable on the letting of this property.

## EPC

An EPC has been requested.

## Virtual Tour

<https://my.matterport.com/show/?m=BvCgpMfVgby&help=1&gt=1&ts=1>

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



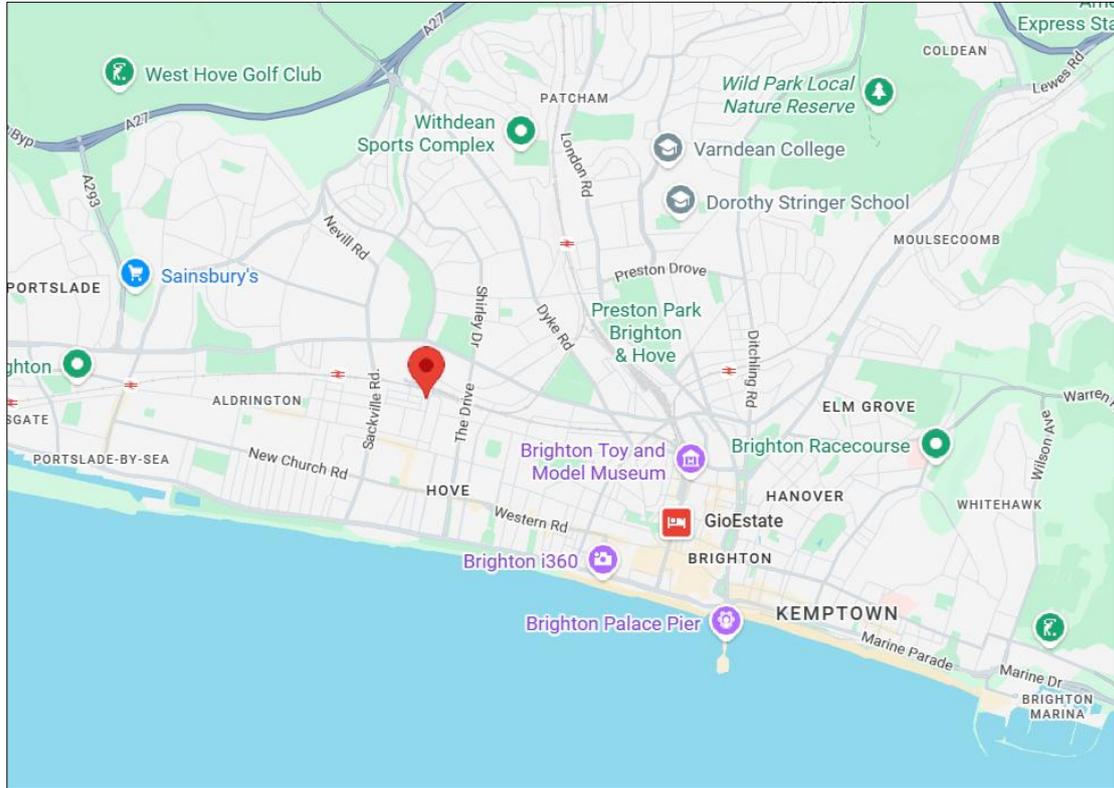
Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtscommercial.co.uk



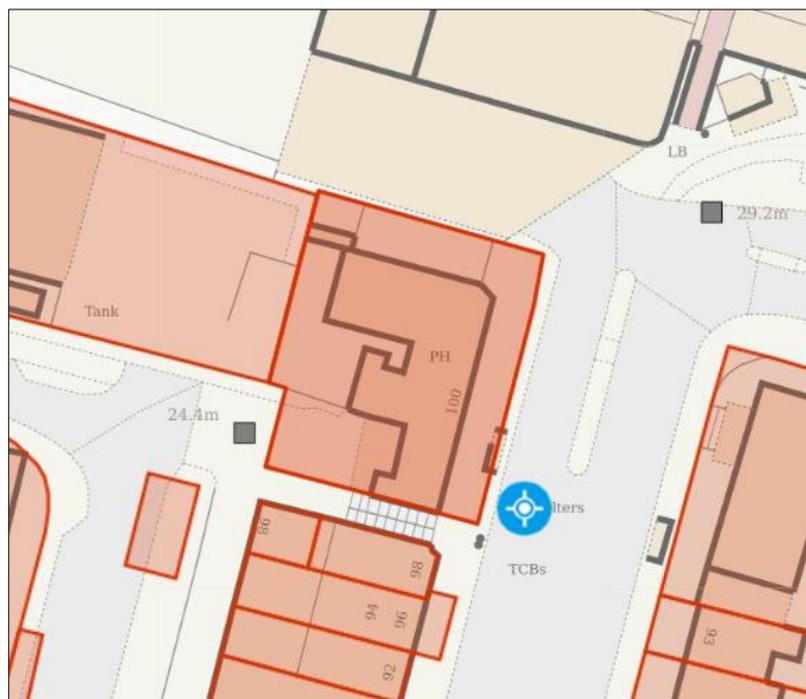
Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtscommercial.co.uk

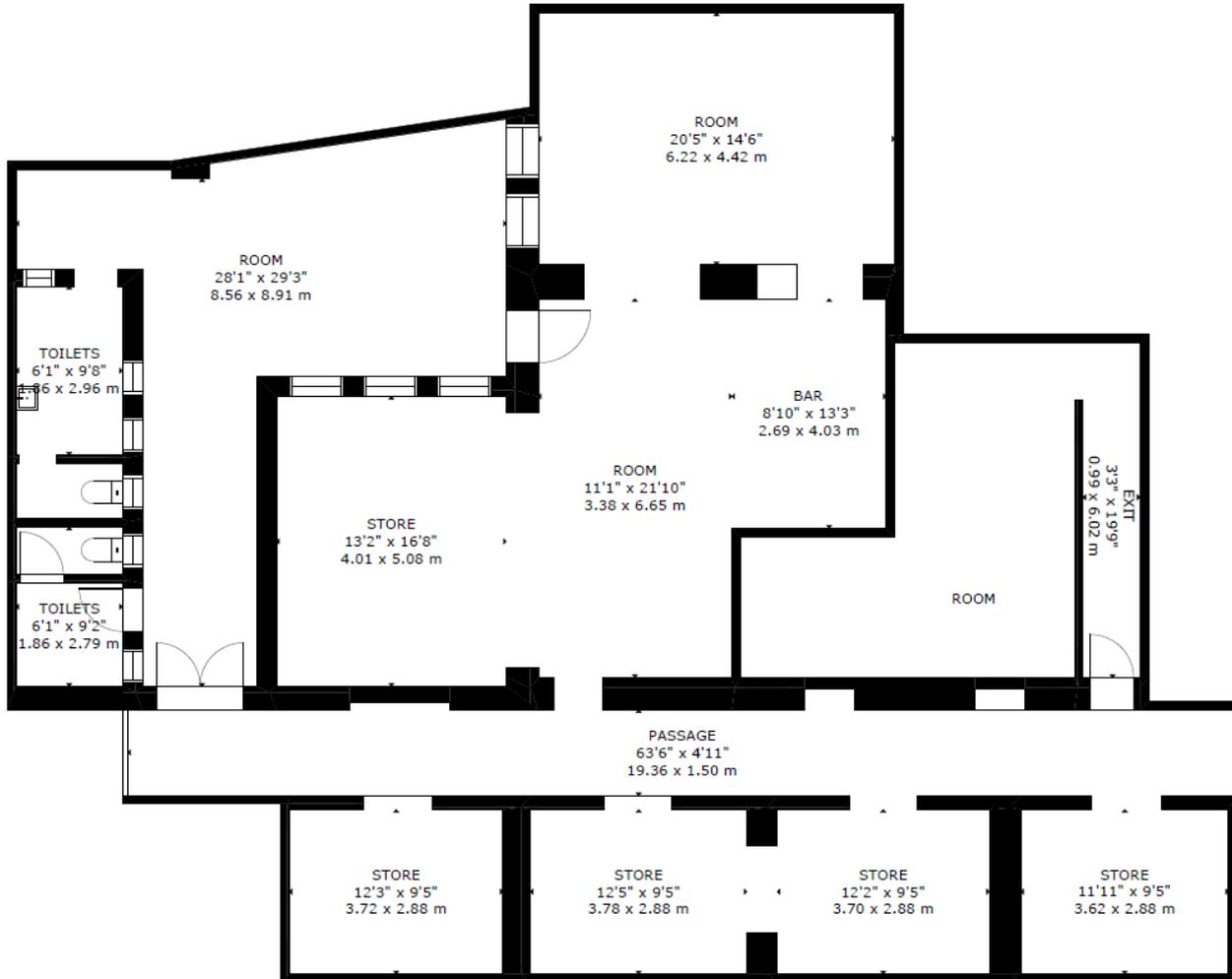


**Location Plan**



**Site Plan – (the demise is spread across the basement of the pub – see outline below)**





GROSS INTERNAL AREA  
TOTAL: 273 m<sup>2</sup>/2,935 sq ft  
GROUND FLOOR: 273 m<sup>2</sup>/2,935 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Toile Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

