

# Sussex House

130 WESTERN ROAD, HOVE, EAST SUSSEX, BN3 1DA

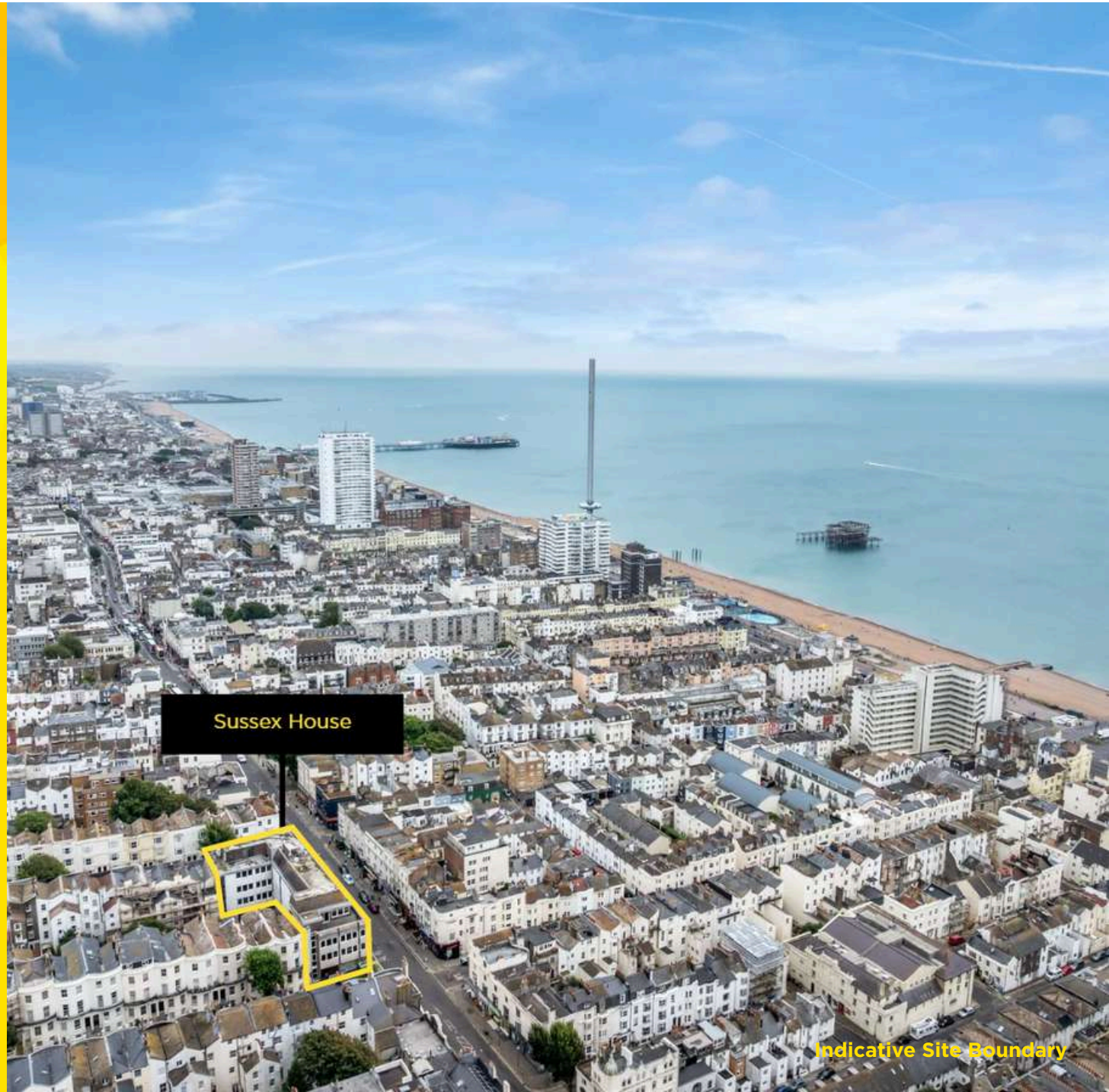
Excellent Investment and Development Opportunity in Hove



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## KEY HIGHLIGHTS

- Rare Investment and development opportunity in Hove
- Benefits from a lapsed planning consent for 23 units comprising 1 x studio, 7 x 1 beds, 13 x 2 beds and 2 x 3 bed apartments
- Lease currently being re-negotiated with the Co-Operative Store
- Total GIA of 36,238 sq. ft (3,366 sq.m)
- Total site area extending 0.241 acres (0.097 ha)
- Freehold interest for sale subject to any existing leases
- Offers are invited on an unconditional and subject to planning basis



## LOCATION

Sussex House is prominently located on Western Road, a key thoroughfare in Brighton's town centre known for its mix of commercial, retail, leisure, and residential uses. The building sits within the Brunswick Town Conservation Area.

Positioned on the north side of Western Road, Sussex House spans the full width of the block and features secondary frontages along York Road to the east and Brunswick Road to the west. The building benefits from entrances on all three street-facing elevations, enhancing accessibility and visibility.

The site includes a CO-OP supermarket at ground level. There is a wide range of amenities, including restaurants, supermarkets, and retail outlets which are located within close proximity. The area is also well-served by high-quality schools in both Brighton and Hove.

## CONNECTIVITY

### Train

The site is situated 1.3 miles (2 km) south of Hove train station. Hove train station provides direct trains to London Victoria with a journey time of approximately 1hr 10 mins, Crawley around 40 minutes and Worthing in around 18 minutes.

### Road

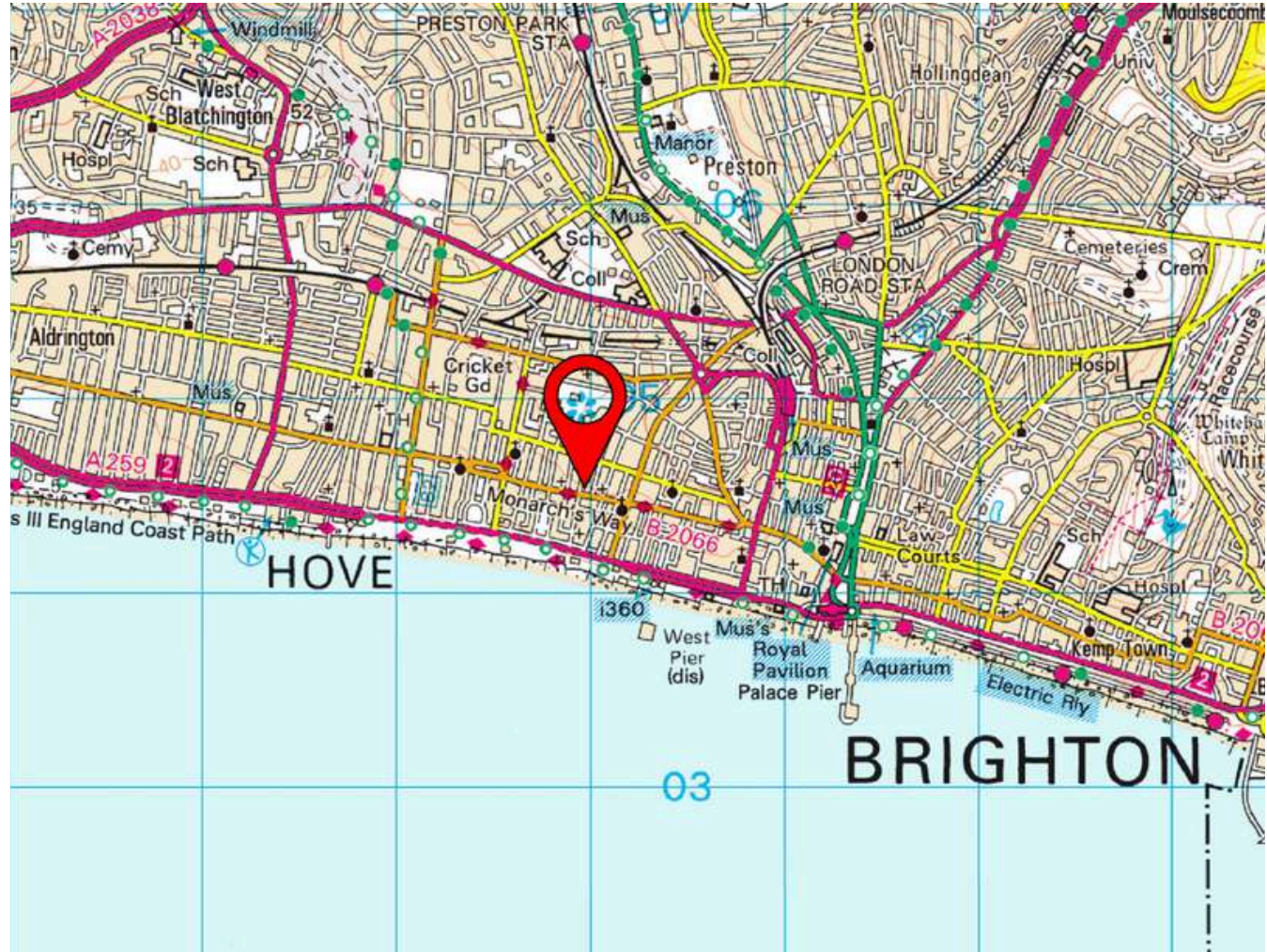
The site benefits from good road connections with the A27 approximately 2.9 miles (4.6 km) north of the site. The A27 provides good access to the wider road network including the A23 to Crawley and the A24 to Horsham.

### Bus

There are a number of bus stops on Western Road providing access across Hove and Brighton.

### Air

Brighton City is the closest international airport to the site and is located approximately 6.8 miles (10.9 km) to the west. London Gatwick is located approximately 27.8 miles (44 km) to the north.



## THE SITE

Sussex House is a 1960s mixed-use concrete commercial building that currently comprises a Co-Operative Store, occupying the ground floor, basement, and mezzanine levels.

The lease with the Co-Op is currently under renegotiation. It is expected to be agreed on terms similar to the existing arrangement: a 15-year full repairing and insuring (FRI) lease, with rent reviews every five years, indexed to the Retail Price Index (RPI) and subject to a cap of 4%.

The upper floors of Sussex House have now been stripped back to shell and core and benefit from historic planning consent for residential development. We believe there is scope to deliver additional units beyond those originally consented, subject to planning.

The total site area is approximately 0.241 acres (0.097 hectares).

## PLANNING

The site falls within the Brunswick Town Conservation Area and also within the Brunswick Town Local Centre and benefits from a lapsed planning permission granted under reference BH2012/02056, with subsequent amendments approved under BH2014/04336, for the development of 23 residential units. The consent was not implemented. The approved scheme includes:

- 1 studio apartment
- 7 one bedroom apartments
- 13 two bedroom apartments
- 2 three bedroom apartments

The lapsed planning permission provides balconies and terraces for all apartments except those on the upper ground floor. The proposal includes the replacement of the existing roof with a new penthouse storey, featuring a flat roof and projecting parapet.

A comprehensive planning note can be found in the data room.



## PROPOSED RESIDENTIAL UNIT MIX

Unit Type	Floor	Beds	Area (sq ft)	Outside Space
1	Upper Ground	1	614	n/a
2	Upper Ground	Studio	527	n/a
3	1st Floor	2	646	Balcony
4	1st Floor	2	969	Balcony
5	1st Floor	2	893	Balcony
6	1st Floor	1	807	Balcony
7	1st Floor	2	1,076	Balcony
8	1st Floor	2	1,270	Balcony
9	2nd Floor	2	646	Balcony
10	2nd Floor	2	969	Balcony
11	2nd Floor	2	893	Balcony
12	2nd Floor	1	807	Balcony
13	2nd Floor	2	1,076	Balcony
14	2nd Floor	2	1,270	Balcony
15	3rd Floor	2	635	Balcony
16	3rd Floor	2	818	Balcony
17	3rd Floor	1	592	Terrace
18	3rd Floor	1	570	Terrace
19	3rd Floor	1	624	Terrace
20	3rd Floor	1	710	Terrace
21	4th Floor	2	947	Terrace
22	4th Floor	3	1,163	Terrace
23	4th Floor	3	1,249	Terrace
<b>Total</b>			<b>19,773</b>	



CGI - Western Road looking west (Ref. BH2012/02056)



CGI - Western Road looking east (Ref. BH2012/02056)

**Sussex House, 130 Western Road**

## TITLE AND TENURE

ESX226623 - Freehold for sale subject to any existing leases

## VAT

The Vendor will not elect to charge VAT.

## BUSINESS RATES

The current rateable value of the property is £106,600.

## VIEWINGS

Viewings are strictly by appointment only. Please contact Savills to arrange. Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

## ANTI-MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

## DATA ROOM

Further information including technical surveys and reports is available to download from our online data room, using the below link:

[Sussex House - Data Room](#)

## SERVICES

Mains Water, Electricity, Gas and Drainage. None of the services have been surveyed or tested.

## METHOD OF SALE

The site is offered for sale by informal tender.

Please note that the vendor reserves the right not to accept the highest or any offer, to withdraw the site from the market or to alter the method of sale at any time.



Sussex House, 130 Western Road



## CONTACT

For further information please contact:

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