

LONG LEASEHOLDS FOR SALE
WITH VACANT POSSESSION

University
of Brighton

44
Havelock
Road

HASTINGS TN34 1BE

**3,903.3 SQ M (42,016 SQ FT) GIA /
3,144.2 SQ M (33,843 SQ FT) NIA**

FORMER EDUCATIONAL BUILDING
WITH PROMINENT FRONTAGE ONTO
HAVELOCK ROAD.

SUITABLE FOR EDUCATIONAL
PURPOSES, OTHER D1 USES OR
A RANGE OF ALTERNATIVE USES ,
SUBJECT TO PLANNING.



Summary

- Prominent location fronting Havelock Road close to the rail and bus station, amenities and waterfront.
- The former office building was converted in 2003 for the University of Brighton and as part of their Hasting's campus which will be surplus to requirements from September 2019.
- The long leasehold interests are for a term of c.131 years from 6 April 2001 at a peppercorn rent. There are various underleases deriving from the lease of the building.
- The accommodation comprises 3,903.3 sq m (42,016 sq ft) GIA / 3,144.2 sq m (33,843 sq ft) NIA.
- The building has an existing D1 consent and is suitable for continued educational use, other D1 uses or a wide range of alternative uses, subject to planning and necessary consents.

PROPOSAL

The University of Brighton will consider entering into a sale of the long leasehold interests subject to a delayed completion to coincide with the closure of the facility in September 2019.



Hastings, one of the five original Cinque Ports established in 1155 to maintain ships for the Crown, is located in East Sussex on England’s south coast.

The town is approximately 55 miles south of London, 31 miles south west of Ashford and 16 miles east of Eastbourne. It is connected to the national road network by the A21, linking to J5 of the M25, and the A259 south coast road leading to Brighton to the west and Folkestone to the East.

Hastings rail station offers frequent services to London, either by Southeastern Trains to London Bridge and Charing Cross or by Southern Railway via Ashford to St Pancras International or Victoria. Ashford Station provides access to HS1/Eurostar. Hastings also benefits from an east-west rail service to Eastbourne (30 mins) and Brighton (1 hour 8 minutes).

London Gatwick airport is 39 miles to the north and the port of Dover (40 miles) and the Channel Tunnel (36 miles) are to the east. The population of Hastings is approximately 90,000.

ROAD

The town benefits from good road communications with the A21 providing links to Tunbridge Wells and the M25 beyond, whilst the A259 provides coastal links to Brighton, Ashford, the Channel Tunnel, ferry ports and the M20.

The newly opened Combe Valley Way also provides easy access to neighbouring Bexhill, Eastbourne and Brighton. At a cost of £120 million, the Bexhill to Hastings link road has reduced local congestion and travel times to Eastbourne and Brighton. It is anticipated this road improvement will assist the delivery of up to 2,000 new homes and 3,000 new jobs.

RAIL

Frequent trains run from Hastings direct to Charing Cross, Waterloo East, London Bridge and Victoria via Brighton (from 83 minutes).

There is also a commuter train to Cannon Street and a service along the south coast connecting Hastings to Brighton (from 69 minutes) and Ashford International (42 minutes).



DISTANCE BY ROAD

| | |
|-----------------------|----------|
| Ashford International | 34 miles |
| Brighton | 36 miles |
| Gatwick Airport | 39 miles |
| M25 Junction 5 | 42 miles |
| Central London | 71 miles |

TRAIN TIMES

| | |
|-----------------------|-------------------|
| London Bridge | from 1 hr 22 mins |
| Cannon Street | from 1 hr 40 mins |
| Charing Cross | from 1 hr 33 min |
| Waterloo East | from 1 hr 28 mins |
| Victoria | from 1 hr 50 mins |
| Brighton | from 1 hr 10 mins |
| Ashford International | from 42 mins |



Situation

The property is situated in Hastings town centre, adjacent to The Priory Quarter and has a prominent frontage onto Havelock Road.

The building is situated in a prominent location on Havelock Road and adjacent to The Priory Quarter, which was developed as educational and office cluster of high quality buildings aimed at attracting local, regional and national companies to the area.

Occupiers in the area include Department of Work and Pensions, Saga Group, General Dynamics, Medica and Park Holiday.

Hastings railway station, Priory Meadow Shopping Centre, Sussex Coast College and the town centre amenities are all within a short walk of the property.



LOCAL AMENITIES

Hotels

The Bannatyne Spa Hotel
Travelodge
Premier Inn

Golf clubs

Hastings & St Leonards Golf Club
Beauport Park Golf Club
Sedlescombe Golf Club

Restaurants & Retail

Tesco Extra
Morrisons
Sainsbury's
Costa Coffee
Café Nero
The Priory Meadow Shopping Centre

Galleries

The Jerwood Gallery







44
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Priory Meadow Shopping Centre
and Public Car Park

Lacuna Place -
Department of Work & Pensions

Havelock Place -
Department of Work
& Pensions

Queensbury House

Sussex Coast College

Bus Station

Hastings



University
of Brighton

Priory Square

One Priory Square -
Saga Group Limited

Priory Street
Car Park

Cornwallis Gardens

Description

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The property comprises 42,016 sq ft GIA / 33,843 sq ft NIA over basement, ground and 6 upper floors and was originally used as offices and converted into an educational facility for The University of Brighton.

The full height glass lobby provides access to the first floor reception area and library, with the upper floors partitioned into teaching facilities. There is a small auditorium and production studio in the basement. At the rear of the building there is parking for 13 cars to include 2 disabled spaces.

The building benefits from:

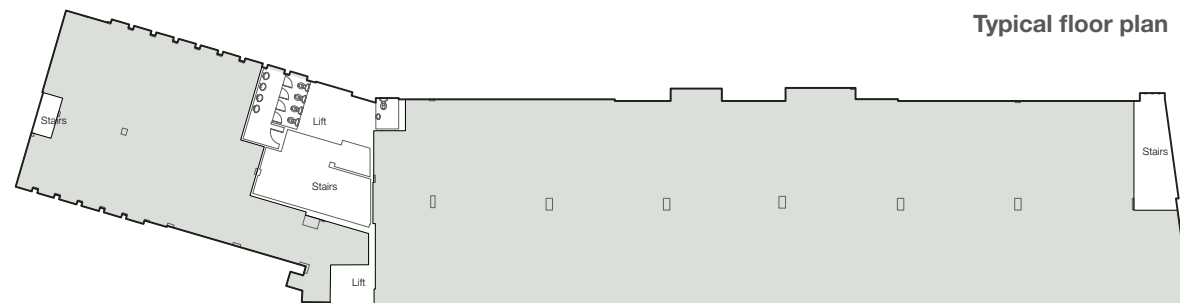
- 1 x passenger lift serving basement to upper floors and 1x passenger lift serving ground and first floors
- Existing educational fit out to include, library, small theatre and studio facility
- Suspended ceilings with LG7 lighting
- Perimeter trunking
- Male and Female WC's on alternate floors
- EPC B (Score 53)



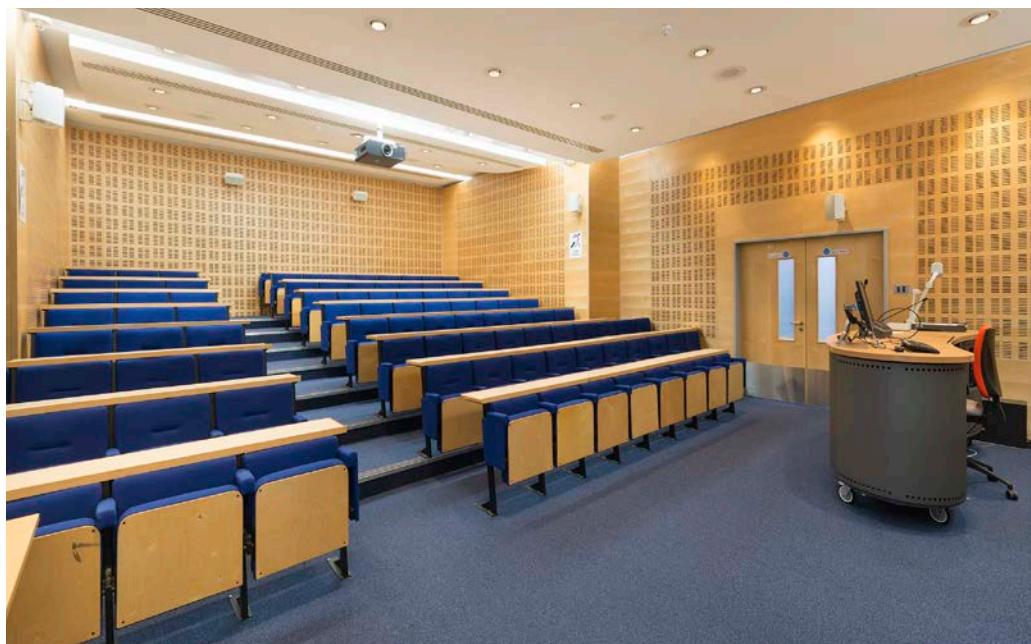
Accommodation

A measured survey has been undertaken by Malcolm Hollis and is capable of being assigned and relied upon by the purchaser. The property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) and provides the following areas:

| Floor | Gross Internal Area (GIA) | | Net Internal Area (NIA) | |
|-----------------|---------------------------|---------------|-------------------------|---------------|
| | sq m | sq ft | sq m | sq ft |
| Basement | 426.8 | 4,594 | 314 | 3,380 |
| Ground Entrance | 29.8 | 321 | | |
| First Entrance | 54.4 | 586 | | |
| Second | 1,000.2 | 10,766 | 891.0 | 9,590 |
| Third | 276.1 | 2,972 | 186.8 | 2,010 |
| Fourth | 753.3 | 8,108 | 682.6 | 7,347 |
| Fifth | 266.9 | 2,874 | 186.6 | 2,009 |
| Sixth | 998.6 | 10,749 | 883.2 | 9,507 |
| Roof | 97.2 | 1,046 | | |
| Total | 3,903.3 | 42,016 | 3,144.2 | 33,843 |

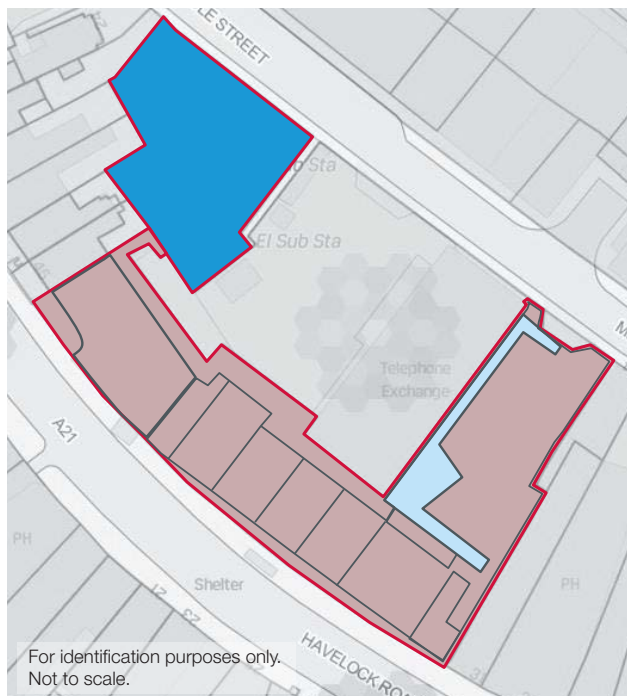


Typical floor plan



44 Havelock Road is held by way of 3 long leasehold interests for c.131 years from 6th April 2001 at a peppercorn rent. There are various underleases deriving from the lease of the building.

Site



Title Numbers

- ESX282667 (UoB's leasehold interest)
- ESX274111 (UoB's leasehold interest)
- ESX317707 (UoB's leasehold interest)

We are instructed to market the University of Brighton's long leasehold interests which include:

ESX282667 (Leasehold)

- **Address:** Land and buildings at Havelock Road, Hastings
- **Lease Details:** Date: 19 December 2003
- **Term:** 131 years from 6 April 2001
- **Rent:** One Peppercorn
- **Description:** Havelock Road, Hastings (including basement, ground floor, mezzanine, first second and third floor levels and the roof of the building) as described in the lease.

ESX274111 (Leasehold)

- **Address:** Land on the south west side of Middle Street, Hastings
- **Lease Details:** Date: 19 December 2003
- **Term:** 131 years from 6 April 2001
- **Rent:** One Peppercorn
- **Description:** Car park at Havelock Road, Hastings.

ESX317707 (Leasehold)

- **Address:** Car Park at Havelock Road, Hastings
- **Lease Details:** Date: 20 March 2006
- **Term:** 131 years (less two days) from 6 April 2001
- **Rent:** One Peppercorn
- **Description:** Part car park at Havelock Road, Hastings
- **NB:** The University do not occupy this area. This is a lease of the fire escape route with obligation to maintain.

The ground floor shops, basement area and the south car park have been underleased to Telereal Securitised Property Trustee for a term of 131 years less one day from 6th April 2001.

Further information is available upon request.



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USE

D1 planning consent for educational purposes, other D1 uses and a wide range of alternative uses, subject to planning.

EPC

The property has an EPC rating of B (Score 53).

VAT

The building has not been elected for VAT purposes.

PROPOSAL

The University of Brighton will consider entering into a sale of the long leasehold interests subject to a delayed completion to coincide with the closure of the facility in September 2019.

FURTHER INFORMATION & CONTACT DETAILS

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Misrepresentation Act. These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others, you should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Compiled June 2019.