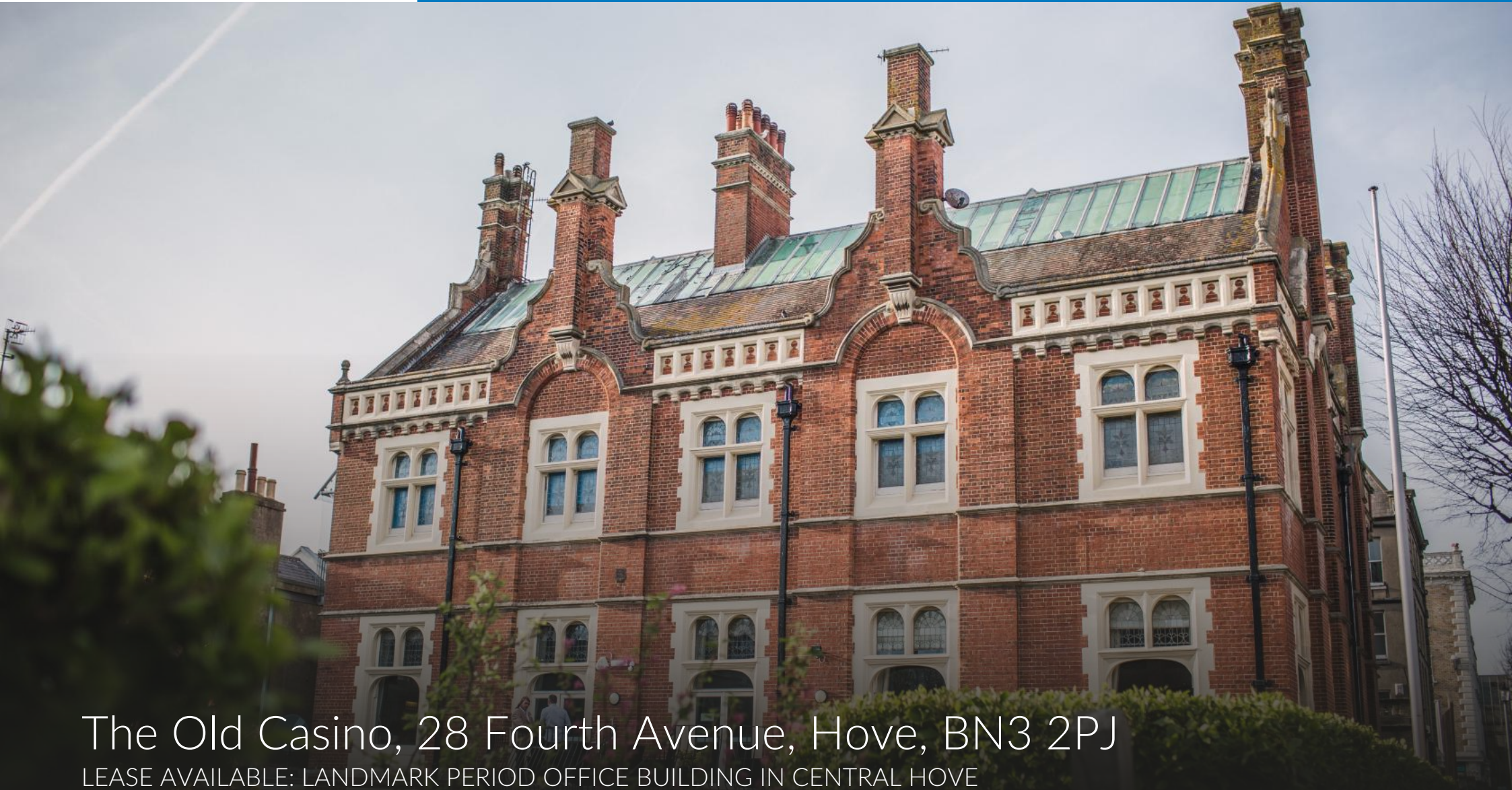




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The Old Casino, 28 Fourth Avenue, Hove, BN3 2PJ

LEASE AVAILABLE: LANDMARK PERIOD OFFICE BUILDING IN CENTRAL HOVE

# LOCATION



The Old Casino, 28 Fourth Avenue, is a prominently positioned office building in the heart of central Hove, offering businesses a prestigious and well-connected coastal base. Formerly home to the Grosvenor Casino and most recently adapted for office use, the building combines historic character with commercial flexibility.

Situated at the junction of Church Road and Fourth Avenue, the property benefits from direct access to Hove's primary commercial thoroughfare, which hosts a broad mix of independent retailers, cafés, and national operators. Nearby occupiers include The Co-operative Food, Nostos, Pizza Express, and Hove Kitchen, while FIKA and Norton Road Car Park are just moments away.

The property sits above The Hove Club, an exclusive private members' club founded in 1882 for business and professional individuals, and directly adjoins Brighton & Hove City Council's headquarters at Hove Town Hall. The seafront is a short stroll to the south, providing additional lifestyle amenities and open green space.

Hove Mainline Railway Station is approximately 0.6 miles to the north, offering direct rail links to Brighton, Gatwick Airport and London Victoria. The area is also well served by local bus routes running along Church Road, with convenient access to the A259 coast road and wider road network.

The Old Casino offers a rare opportunity to occupy a landmark building in one of Hove's most desirable commercial and cultural locations.

## Description

A striking and characterful three-storey office building arranged over lower ground, ground and first floors, formerly home to the Grosvenor Casino and most recently adapted for office use. The property offers expansive and versatile commercial space with a blend of open-plan and cellular layouts, generous ceiling heights, and excellent natural light throughout.

The ground floor features a welcoming reception area and large open-plan office accommodation, with an impressive sweeping staircase leading to the first floor. The upper floor provides a mix of private offices, meeting rooms and open workspace, alongside kitchen facilities and separate male and female WCs. The lower ground floor offers additional storage and ancillary space.

Accessed via Albany Mews and positioned in one of Hove's most connected and amenity-rich commercial areas, The Old Casino presents a rare opportunity to occupy a landmark building suited to a range of professional occupiers seeking a prominent and prestigious headquarters.

## Key Features

- Prestigious corner position in central Hove
- Characterful office accommodation with period features and natural light
- Flexible layout over three floors with ancillary storage
- Available by lease assignment or new lease (subject to agreement)

## Accommodation

Accessed via Albany Mews, the self-contained office accommodation is arranged over lower ground, ground and first floors, with the following approximate Net Internal Areas (NIA):

**Ground Floor:** 198 sq ft (18.4 m<sup>2</sup>)

- Reception Area: 52 sq ft (4.8 m<sup>2</sup>)
- Office: 146 sq ft (13.6 m<sup>2</sup>)

**Lower Ground Floor (Storage/Office):** 117 sq ft (10.9 m<sup>2</sup>) - Plus additional unmeasured external room (no natural light)

**First Floor:** 3,497 sq ft (324.9 m<sup>2</sup>)

- Office Area 1: 1,008 sq ft (93.7 m<sup>2</sup>)
- Office Area 2: 1,295 sq ft (120.3 m<sup>2</sup>)
- Office Area 3: 815 sq ft (75.7 m<sup>2</sup>)
- Side Office: 245 sq ft (22.8 m<sup>2</sup>)
- Kitchenette: 134 sq ft (12.5 m<sup>2</sup>)

**Total Accommodation (NIA):** 3,812 sq ft (354.2 m<sup>2</sup>)

## Amenities:

- A mix of carpeted and wood laminate flooring throughout
- Original stained-glass windows and period features
- Gas-fired central heating system
- Modern LED lighting
- Excellent levels of natural light, including skylight in Office



#### Area 2

- Fitted kitchen and staff tea-point facilities
- Separate male and female WC facilities
- Impressive sweeping staircase
- Characterful interior with high ceilings (excess of 5 metres) and large sash windows
- Multiple office configurations, including open-plan areas, private offices, and meeting rooms
- Secondary access via Albany Mews
- Useful lower ground floor storage accommodation

## Lease

Held for a term of 15 years lease from and including 1 July 2014.

**Passing Rent: £46,600 per annum, exclusive** (payable in advance on the usual quarter days).

The lease is outside the Landlord and Tenant Act 1954 - Part II (as amended).

**Alternatively, a new lease is available on application.**

## Rent Review

The lease contains no further rent reviews.

## Repairing Liability

Internal Repairing (to include First Floor windows) & Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value: £53,000.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT will not be payable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

## Anti-Money Laundering

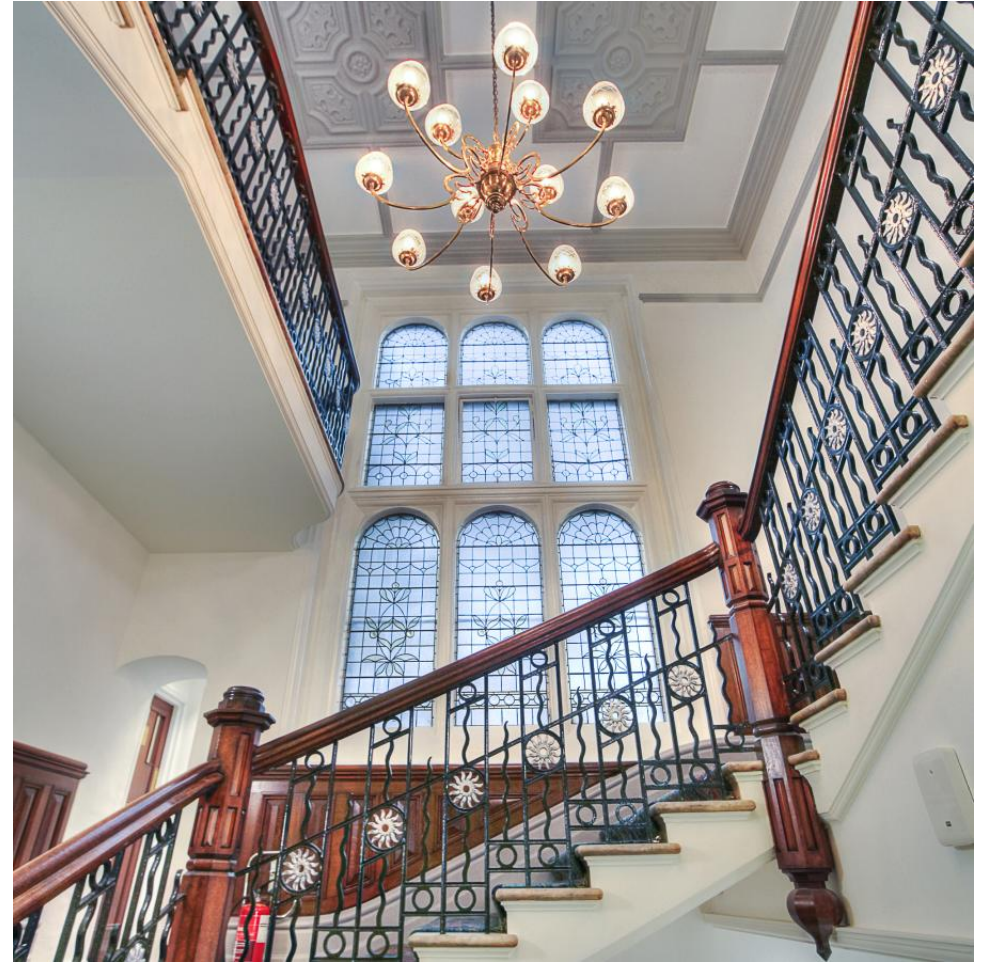
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

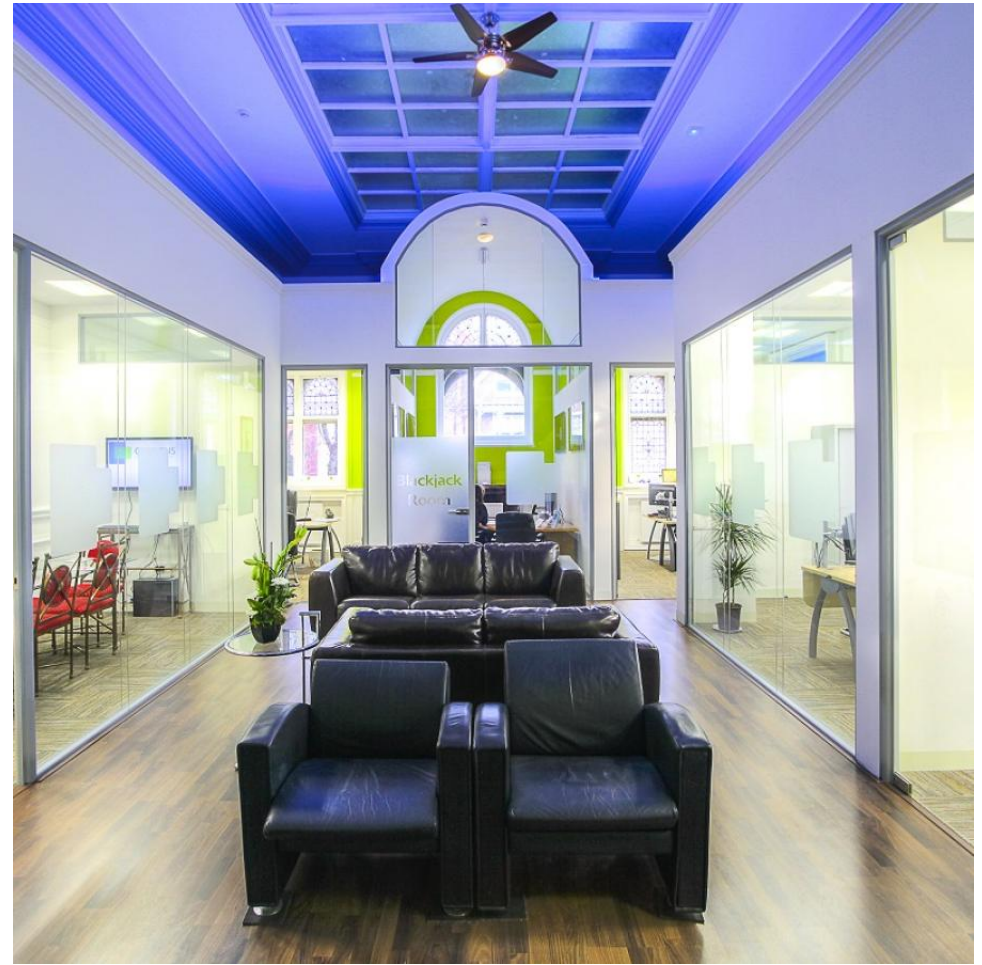
















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[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB