



The Old Casino

28 Fourth Avenue, Hove, BN3 2PJ

To Let: Landmark Period Office Building in Central Hove

3,812 sq ft
(354.15 sq m)

- Prominent detached Edwardian property in sought-after Hove location
- Flexible multi-storey accommodation with original period features
- Generous private driveway and large west-facing rear garden
- Suitable for educational, community, or residential conversion (STP)

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

Summary

Available Size	3,812 sq ft
Rent	£46,600 per annum exclusive
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A substantial detached Edwardian building of double-fronted design, set back from the road behind a sweeping private driveway and benefiting from a generous west-facing rear garden. Arranged over lower ground, ground, first and second floors, the property retains a number of original period features while also reflecting various adaptations made throughout its historic use.

Constructed using traditional methods, the building features a combination of pitched clay-tiled roofs and flat asphalt sections. Windows are a mix of uPVC and timber-framed units, with Velux rooflights installed in selected areas. A metal fire escape is situated at the rear, and heating is provided by a gas-fired central system via radiators (not tested).

Internally, the accommodation offers a flexible layout with a variety of room sizes, having previously been used as a nursing home and, more recently, as an independent preparatory school (The Drive Prep School). The layout includes multiple classrooms, staff areas, and ancillary spaces, with former en-suite facilities now repurposed for storage and a decommissioned lift still in situ, both indicative of the building's former care use.

The property presents a rare opportunity for a range of alternative uses, subject to the necessary planning consents.

Planning Note

According to the Brighton & Hove City Council planning portal, the property has a historic use under the former Class D1 designation, now falling within Class F1/F2 of the Use Classes Order. Planning application reference BH2003/01527/FP granted continuation of a temporary consent for educational use. The building offers significant potential for continued educational, community, or institutional use, with scope for conversion to alternative uses, subject to the necessary planning permissions.

Location

101 The Drive occupies a prominent position on the western side of The Drive, one of Hove's main arterial roads, situated near its northern junction with Old Shoreham Road. The surrounding area is predominantly residential, characterised by attractive tree-lined streets, period housing, and purpose-built apartment blocks, creating a well-established and desirable setting.

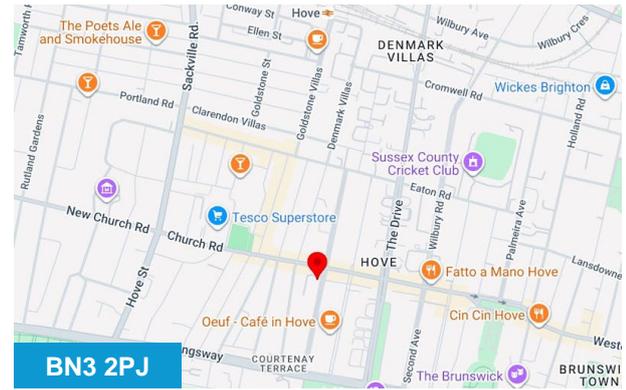
The property benefits from excellent access to transport links and local amenities. Hove Station is approximately 750 metres to the south (around a 10-minute walk), offering regular rail services to London Victoria, Gatwick Airport, and key coastal destinations. Hove Recreation Ground is just 150 metres to the north, with the larger Hove Park also within walking distance, providing ample green space for leisure and recreation.

The Drive is well-served by several bus routes and enjoys strong road connectivity via Old Shoreham Road, giving direct access to the A23 and A27 for convenient regional and national travel.

Accommodation

Self-contained accommodation arranged over four floors, as follows. Lower Ground Floor Storage/Office: 1,579 sq ft (146.7 m²) and stores within the corridor. Rear Room: 589 sq ft (54.71 m²) Conservatory: 257 sq ft (23.87 m²) Kitchen 187 sq ft (17.37 m²) Science Laboratory: 174 sq ft (16.16 m²) Music Room: 146 sq ft (13.56 m²) Changing Room: 77 sq ft (7.15 m²) Staff Room with Bathroom/WC: 149 sq ft (13.84 m²) Ground Floor: 1,363 sq ft (126.6 m²) Classroom: 273 sq ft (25.36 m²) Classroom: 170 sq ft (15.79 m²) Headteacher's Office: 115 sq ft (10.68 m²) Reception: 155 sq ft (14.39 m²) - with Various WCs, a shower room Library: 195 sq ft (18.11 m²) Front Classroom: 212 sq ft (19.69 m²) Classroom: 148 sq ft (13.74 m²) Entrance Lobby from North side of the building: 95 sq ft (8.82 m²) First Floor: 955 sq ft (88.7 m²) Front Classroom: 236 sq ft (21.92 m²) Art Room: 221 sq ft (20.53 m²) Front Classroom South: 232 sq ft (21.55 m²) Further Art Room: 133 sq ft (12.36 m²) Steps down to Classroom: 133 sq ft (12.36 m²) Second Floor: 482 sq ft (44.8 m²) Computer Room measured to 5' eaves height: 135 sq ft (12.54 m²) Classroom front North: 166 sq ft (15.42 m²) Classroom front South: 181 sq ft (16.81 m²) Total Accommodation: 4,379 sq ft (406.8 m²)

Name	Floor/Unit	Size	sq ft	sq m
Lower Ground	Lower Ground	1,579 sq ft	1,579	146.69
Ground	Ground	1,363 sq ft	1,363	126.63
1st	1st	955 sq ft	955	88.72
2nd	2nd	482 sq ft	482	44.78



Viewing & Further Information



Oliver Graves

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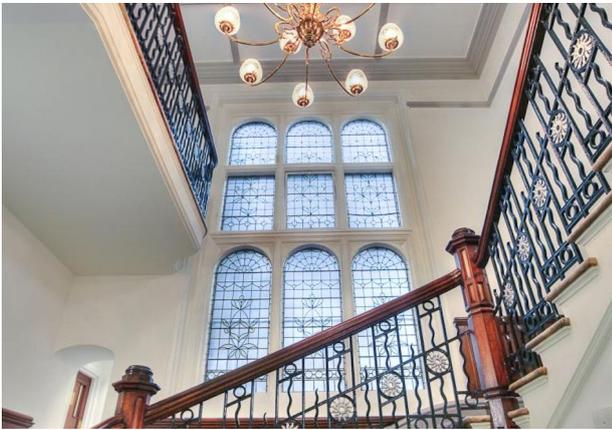
oli@gravesjenkins.com

Name	Floor/Unit	Size	sq ft	sq m
Total			4,379	406.82

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.

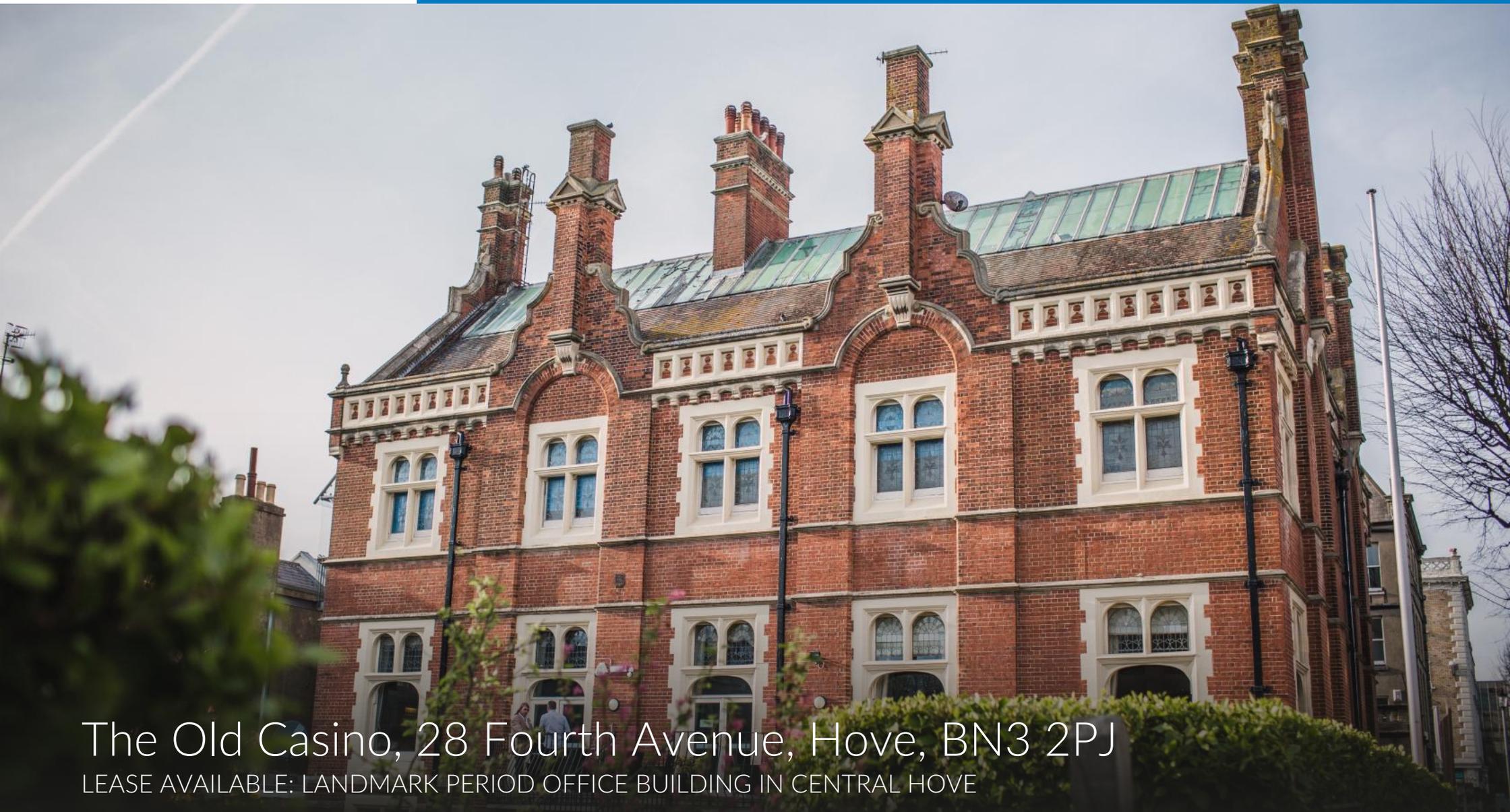






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PROPERTY PEOPLE

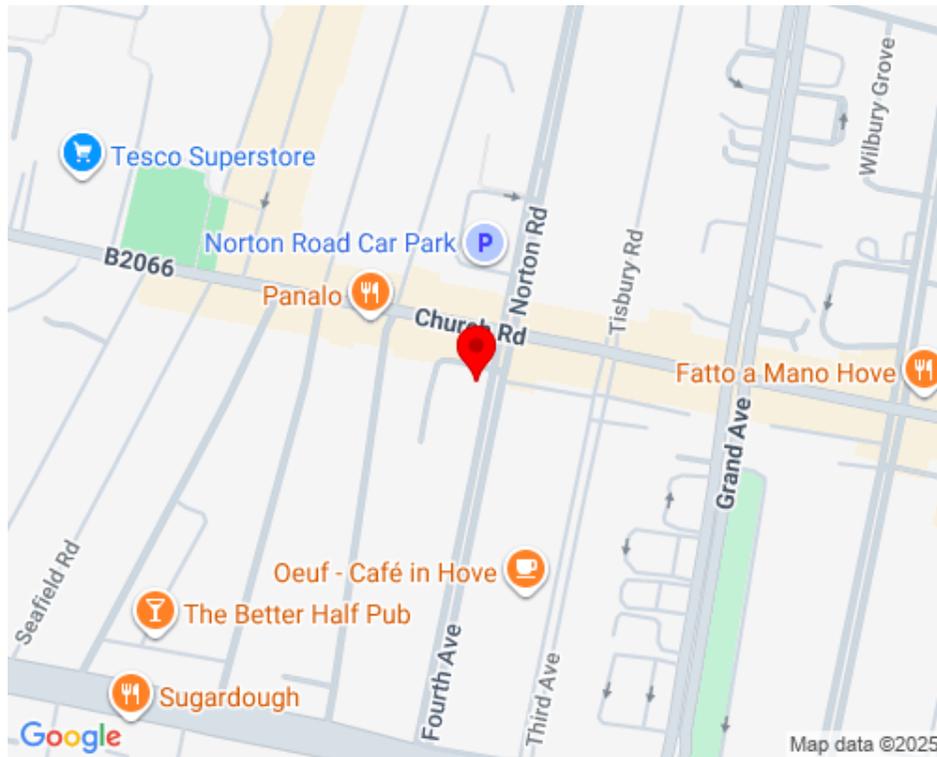
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The Old Casino, 28 Fourth Avenue, Hove, BN3 2PJ

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 m²)

- Reception Area: 52 sq ft (4.8 m²)
- Office: 146 sq ft (13.6 m²)

Lower Ground Floor (Storage/Office): 117 sq ft (10.9 m²) - Plus additional unmeasured external room (no natural light)

First Floor: 3,497 sq ft (324.9 m²)

- Office Area 1: 1,008 sq ft (93.7 m²)
- Office Area 2: 1,295 sq ft (120.3 m²)
- Office Area 3: 815 sq ft (75.7 m²)
- Side Office: 245 sq ft (22.8 m²)
- Kitchenette: 134 sq ft (12.5 m²)

Total Accommodation (NIA): 3,812 sq ft (354.2 m²)

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 be payable on the terms quoted.

Legal & Professional Fees

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

Anti-Money Laundering

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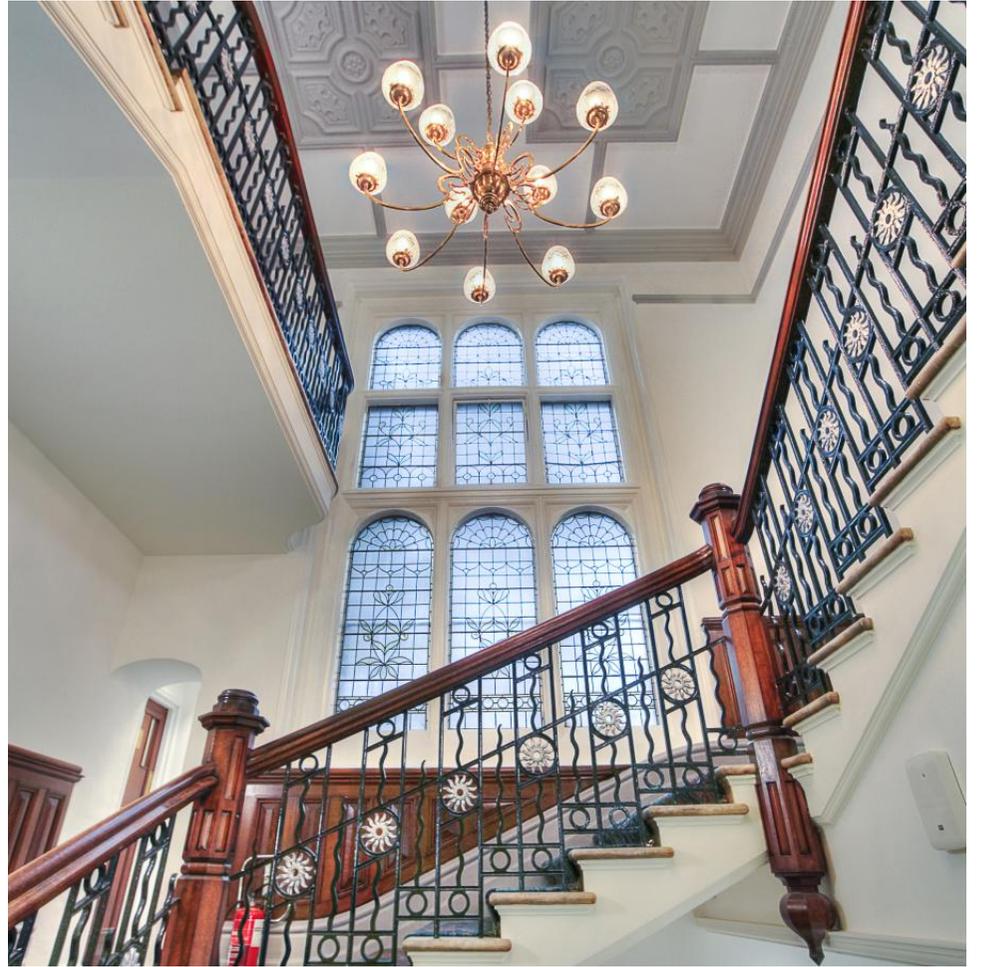
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Viewing Arrangements



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











GET IN TOUCH
gravesjenkins.com



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Phil Graves

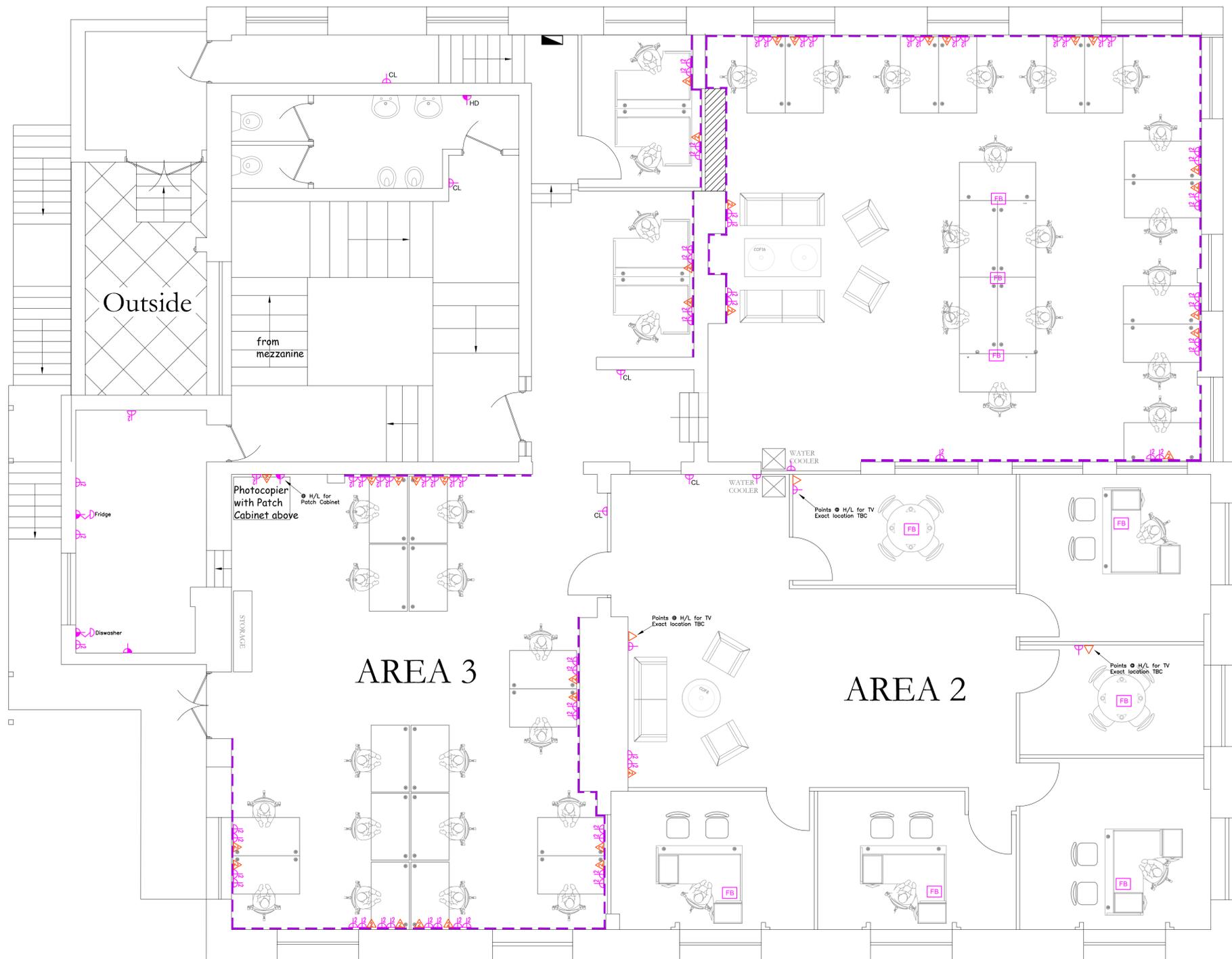
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BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB

FIRST FLOOR

AREA 1



SMALL POWER	
SYMBOL	DESCRIPTION
	Distribution Board
	Single 13A Switched Socket Outlet
	Twin 13A Switched Socket Outlet
	Switched Fused Connection Outlet (SFCO)
	Unswitched Fused Connection Outlet
	SFCO controlling 13A Socket at low level
	Floor Box c/w 2 x 3g switched sockets & 4 x data
	3 Compartment Dado Trunking

DATA/TELEPHONE	
	Single RJ45 Data Outlet
	Twin RJ45 Data Outlet
	2 gang Outlet Plate for AV Termination
	Dedicated Telephone Outlet Point

DENOTATIONS

- CL Cleaners Socket
- HD Hand Dryer
- WH Water Heater

MOUNTING HEIGHTS

- Socket Outlets 450mm AFFL
- Sockets, Spurs etc. Above Worktops 1050mm AFFL
- Light Switches 1150mm AFFL
- Hand Dryer Spur at 2200mm AFFL with Outlet below at 1100mm AFFL
- Any Specific Heights are Indicated on the Drawing

AREA 3

AREA 2

Notes

Revisions



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Client:

CARDENS

Project:

HOVE CLUB BUILDING
FORTH AVENUE
HOVE

Title:

POWER & DATA LAYOUT
FIRST FLOOR

Drawn: C. S.

Checked:

Scale: 1 : 50 @ A1

Date: OCT 2014

Drawing Number:

D8551/E/02

Rev: