

TO LET

**DUE TO RELOCATION
GROUND & LOWER GROUND PREMISES
WITH 2 CAR PARKING SPACES TO THE REAR
118.63 SQ M (1,277 SQ FT)**

82 Church Road, Hove, BN3 2EB



Summary

Available Size	1,277 sq ft
Rent	£30,000 per annum exclusive.
Business Rates	The premises have a Rateable Value of £23,250 with a UBR of 49.9 p in £. We suggest interested parties contact the Local Rating Authority for confirmation of the amount payable.
EPC Rating	Upon Enquiry

Location

The premises are situated on the south side of Church Road, between Third and Fourth Avenue and opposite Hove Town Hall.

Church Road is a thriving commercial thoroughfare which includes all the major banks, numerous restaurants and bars and a selection of single and multiple retailers, along with a wide variety of office occupiers. Nearby occupiers include Co-Op Food, Lloyds Bank and Fourth & Church. The premises benefit from on-street car parking directly outside.

Hove’s mainline railway station is approximately 10 minutes’ walk by foot and Church Road also forms one of Hove’s major bus routes.

Description

Available due to relocation - premises comprise a ground floor open plan sales area, with a rear staircase leading to the lower ground floor which is currently arranged as meeting rooms, separate kitchen and male and female WC’s. Externally there is rear servicing and private parking for 2 vehicles.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor Sales	690	64.10
Lower Ground Floor Meeting Rooms	421	39.11
Lower Ground Floor Kitchen	166	15.42
Total	1,277	118.63

Lease

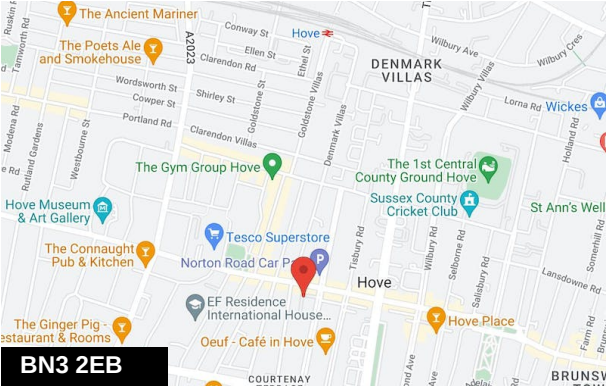
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



