

MAKING
PROPERTY
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TO LET

**RETAIL / CAFÉ PREMISES
RETURN FRONTAGE + OUTSIDE SEATING – 554 SQ FT (37.16 SQ M)
181 Church Road, Hove, East Sussex, BN3 2AB**

LOCATION

The property is situated in a attractive corner position on the northern side of Church Road close to the main Tesco's superstore and George Street. Church Road is the principle commercial thoroughfare of Hove, benefiting from strong levels of footfall and offers a wide mix of national and independent retailers. The location is well connected, within walking distance of Hove Station and multiple public car parks.

DESCRIPTION

The Class E premises comprises a ground-floor sales area, kitchen preparation area, and ancillary storage with W/C facilities to the rear. The space is currently arranged as a café, and benefits from an attractive return frontage, exposed brickwork, outside seating area and awning.

AMENITIES

- Return frontage
- Outside seating area
- Attractive Hove location
- Alternative uses considered subject to necessary consent

RENT

£17,500 PAX

RATES

The current 2026 Rateable Value of the property is £12,250

VAT

TBC

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EDC

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Sales	303	28.15
Kitchen Area	121	11.24
Ancillary Store	130	12.08
TOTAL	554	51.47



VIEWINGS – 01273 876200

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