



56 Church Road

Hove, BN3 2FP

**Impressive retail unit to let
either as a whole or will split.**

640 to 1,280 sq ft
(59.46 to 118.92 sq m)

- Rent £55,000 for the whole unit or £35,000 per unit if split
- Superb Church Road Location
- Character Property
- Close to Seafront

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Summary

Available Size	640 to 1,280 sq ft
Rent	£35,000 - £55,000 per annum per annum exclusive of rates VAT & all other outgoings.
Rates Payable	£20,833.25 per annum Based on the 1 April 2023 Valuation
Rateable Value	£41,750
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C (57)

Description

An attractive ground floor retail unit with a prominent window frontage & good ceiling height within the unit. The space is available to let either as a whole or our client will look to split the unit in two separate units.

Location

The property is situated on the southern side of Church Road, Hove close to the junction of Grand Avenue which leads to Hove Lawns & the Seafront. Nearby Occupiers include Hamptons, Velvet, Cafe Nero, Canhams, Etch, 7 Bone Burger & Platform 9 which is situated within Hove Town Hall.

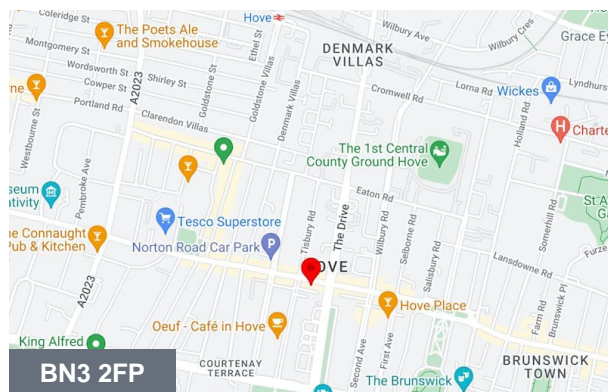
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - whole unit	1,280	118.92	£55,000 per annum PAX	Available
Ground - Unit A If Split	640	59.46	£35,000 per annum PAX	Available
Ground - Unit B if Split	640	59.46	£35,000 per annum PAX	Available

Terms

Available on a new effective full repairing & insuring lease for a term to be agreed of no less than 5 years, with upward only rent reviews at appropriate intervals.



Viewing & Further Information



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Energy performance certificate (EPC)

56 Church Road
HOVE
BN3 2FP

Energy rating

C

Valid until:

5 April 2032

Certificate number: 7481-7975-5681-9191-7748

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

141 square metres

Rules on letting this property

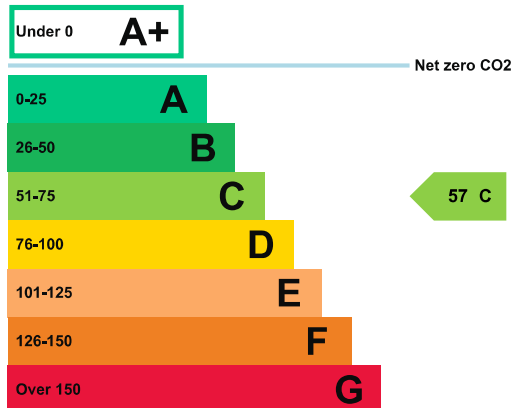
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

71 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

85.63

Primary energy use (kWh/m² per year)

507

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6836-0648-6964-6903-4609\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Brighton BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	4 April 2022
Date of certificate	6 April 2022

56 Church Road, Hove, BN3

