

TO LET

CENTRAL HOVE RETAIL 760 / 1,521 SQ FT (70.65 / 141.30 SQ M) 56 Church Road, Hove, East Sussex, BN3 2FP

# **Central Hove Retail Units**

#### DESCRIPTION

A highly visable and prominent pair of retail premises in central Hove, comprising ground floor sales, W/C and kitchenette. The E-Class properties benefit from carpet and timber flooring throughout, track and spot lighting, air conditioning and electric security shutters and (stnc) could be suitable for a variety of occupiers.

### LOCATION

The property is situated in a prime position on the southern side of Church Road in central Hove at the busy junction of Grand Avenue. The premises is a short walk from Hove Town Hall and Norton Road Car Park; with a variety of both national and local occupiers nearby including Velvet, Café Nero, Franco Manca, Hamptons Estate Agents and Fatto a Mano.

# ACCOMMODATION

SIZE	SQ FT	SQ M
Unit 1 Ground floor	760.5	70.65
Unit 2 Ground floor	760.5	70.65
TOTAL	1,521	141.3

### AMENITIES

- Central Hove
- Open plan ground floor sales area
- Prominent corner building
- Nearby occupiers include Velvet, Café Nero, Franco Manca, Hamptons Estate Agents and Fatto a Mano.

#### RENT

A new effective full repairing and insuring lease is available at a commencing rental of  $\pounds55,000$  per annum exclusive for the combined unit. The commencing rent if taken seperately is  $\pounds35,000$  per annum exclusive.

#### RATES

The Rateable Value of the property effective April 1st is  $\pounds$ 41,750 for the combined space. The rateable value of the separate units is to be assessed.

#### VAT

VAT is not chargeable on the terms quoted.

## **LEGAL COSTS**

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

#### EPC

The property has an EPC rating of C.











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