

SUPERB HIGHLY PROMINENT
A2/A1 PREMISES (OFFICE/SHOP)
GOOD ORDER THROUGHOUT
TO LET



177 CHURCH ROAD
HOVE
BN3 2AB

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Situated in a highly prominent position at the western end of Church Road, Hove on the north side of the road (south facing) between Connaught Road and Sackville Road. The property is almost directly opposite Hove library and is surrounded by numerous multiple and individual retailers in addition to many bars and restaurants. This is also a densely populated residential area.

ACCOMMODATION The premises comprise an excellent A2/A1 (office/shop) with lower ground floor stores as follows:

Gross frontage	13'6"
Internal width	13'
Internal depth	35'6"

Total sales area 431 sq ft (40 sq m)

- Excellent order
- Currently partitioned to create rear office
- Suspended ceilings with recessed and spot lighting
- Tiled carpeting
- Ceiling fans
- Electric storage heating
- Extractor fan
- Security alarm

W/C: Rear W/C with hand wash facilities

Lower Ground Floor

Front: 16'8" X 20'7" 344 sq ft

Rear: 16'1" x 10'6" 168 sq ft

Kitchen: 6'5" x 7'8" 50sq ft

- To include stainless steel sink

Total Lower Ground Floor area 562 sq ft (52 sq m)

Access to rear garden area

TENURE	Leasehold	
LEASE	The property is held on an 8 year lease from February 2009 for effective fully repairing and insuring terms with a mid term rent review	
BREAK CLAUSE	A tenants only break clause at the end of the 4 th year	
RENT	Feb 2009 – 2010	£9,000
	Feb 2010 – 2011	£10,000
	Feb 2011 – 2012	£11,000
	Feb 2012 – 2013	£12,000 followed by a rent review

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 6,500
- **Rates Payable:** £3,126.50 (April 09/10)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party to bear their own legal fees

VIEWING Strictly via a prior appointment through agent:
Rupert Burstow Ltd
Tel: 01273 731111