



RUPERT BURSTOW
Property Consultancy & Acquisitions

NO PREMIUM!!!

**HIGHLY PROMINENT OFFICE/SHOP
(A2/A1) PREMISES
CENTRAL HOVE LOCATION
LEASE AVAILABLE**



**214 CHURCH ROAD
HOVE
BN3 2DG**

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- 214 CHURCH ROAD, HOVE BN3 2DG -

LOCATION Situated in a highly prominent position at the western end of Church Road, Hove a few meters from the junction with Sackville Road. The property is situated on the south side of the road, adjacent to a very busy junction and being close to Tesco superstore. Church Road is Hove's main commercial thoroughfare to include numerous bars, restaurants, retailers and all of the major banks.

ACCOMODATION The premises comprise an office/shop premises (A2/A1) on ground and lower ground floors, as follows:

SHOP:

Gross Frontage	17 ft
Internal Width	15'2 ft
Internal Depth	35'6 ft

TOTAL SALES AREA 491 SQ FT (55 SQ M)

- Strip lighting
- Carpeted
- Over door heated
- Security alarm
- Recessed shop front

WC Separate WC with hand-wash facilities

Store Walk-in store room

Garden Enclosed rear garden (south facing)

BASEMENT:

Front	18'7 ft x 19'7 (365 sq ft)
Middle	12 x 4'1 (48 sq ft)
Rear	9'3 x 12'4 (111 sq ft)

TOTAL BASEMENT AREA 559 SQ FT (52 SQ M)

- Excellent ceiling height
- Track spot lighting
- Carpeted

Kitchen Fully fitted kitchen to include stainless steel sink

Store Rear store 5'9 x 6'1 (35 sq ft)

Access to yard area and ground floor, rear garden

TENURE Leasehold

LEASE The property is held on a nine year effective fully repairing and insuring lease from September 2002 (ex Sep 2011)

RENT REVIEWS Three yearly rent review (next review September 2008)

RENT Passing rent £12,950 per annum.

PREMIUM No premium



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**UNIFORM
BUSINESS RATES**

Rateable Value: 7,100
Rates Payable: £3,152.40 (April 2007/2008)

This 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

The ingoing tenant to be responsible for both parties' reasonable legal fees.

VIEWING

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