



RUPERT BURSTOW
Property Consultancy & Acquisitions

SELECTION OF D1
SUPERB HIGH QUALITY CONSULTING ROOMS
HIGHLY PRESTIGIOUS LOCATION
SOME WITH PARKING
FLEXIBLE LEASE TERMS
TO LET



THE CONSULTING ROOMS
30 THE DRIVE
HOVE
BN3 3JD

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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**THE CONSULTING ROOMS, 30 THE DRIVE, HOVE BN3 3JD**

LOCATION Situated in the highly prestigious location of The Drive on the west side of the road between Eaton Road and Church Road, Hove being close to all the amenities of Church Road to include all of the major banks, numerous restaurants and bars and a wide variety of individual and multiple retailers. The Drive is well known for its medical practitioners and unquestionably the most prestigious medical location in Brighton and Hove.

ACCOMMODATION The premises comprise a variety of high quality suites in this new look of building which has been refurbished to a very high standard throughout to include quality carpeting, solid oak doors, category five ambient lighting, luxurious waiting area, secure entry system, waiting room facilities (tea, coffee, water).

Ground Floor - Suite 1

19' 2" x 15' 3" (into bay) **292 sq ft (27 sq m)**

One parking space is available on a separate annual license for £1 per annum

Ground Floor – Suite 3

13' 9" x 15' 5"
plus 9' 9" x 7' 4" (treatment room) **288 sq ft (26.8 sq m)**

First Floor – Suite 8

14' 3" x 11' 9" **170 sq ft (15.8 sq m)**

TENURE Leasehold

LEASE TERMS

Suite 1: A new lease is available at £10,000 per annum

Suite 3: A new lease is available at £9,500 per annum

Suite 8: A new lease is available at £7,000 per annum

UNIFORM BUSINESS RATES**Suite 1**

Description: Office and Premises
Rateable Value: 4,850
Rates Payable: £2,007.90 (April 10/11)

Suite 3

Description: Office and Premises
Rateable Value: 3,800
Rates Payable: £1,573.19 (April 10/11)

Suite 8

Description:	Office and Premises
Rateable Value:	3,000
Rates Payable:	£1054.31 (April 10/11)

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 is not applicable 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

