



RUPERT BURSTOW
Property Consultancy & Acquisitions

RARE OPPORTUNITY
ENTIRE SIX-STOREY BUILDING
SUITED FOR A VARIETY OF USES (STC)
FREEHOLD FOR SALE OR TO LET



32 CHURCH ROAD
HOVE
BN3 2FN

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32 CHURCH ROAD, HOVE BN3 2FN

LOCATION: Situated in the highly prominent position of Hove's premier commercial thoroughfare of Church Road. The property is situated on the South Side of the Road between Second Avenue and The Drive and surrounded by numerous shops, restaurants, estate agents and bars.

ACCOMMODATION: The premises comprise a six-storey building currently laid out as A1/A2 Shop/basement stores with four floors of offices over with the possibility of converting into various other uses STC as follows:

GROUND FLOOR: Shop / Office

13'2" x 45'9" **603 sq ft (56 sq m)**

- Currently partitioned to create two areas.
- Suspended ceiling with recent strip lighting / spot lighting
- Perimeter trunking.
- Storage heating
- W/C with hand wash facilities
- Rear access

BASEMENT: The basement area has excellent ceiling height and could be considered for conversion to residential (STC).

Front 11'10" x 12'5" **147 sq ft (14 sq m)**

- Two large windows / Natural light

Middle 10' x 12'10" **129 sq ft (12 sq m)**

Rear 10' x 18'2" **181 sq ft (17 sq m)**

- Natural light

Kitchen

- Low level cupboards
- Stainless steel sink

FIRST FLOOR: Rear 15'9" x 11'9" **179 sq ft (17 sq m)**

Front 18'2" x 13'8" **249 sq ft (23 sq m)**

Total first floor accommodation: 428 sq ft (40 sq m)

- Half landing W/C with hand wash facilities.

Kitchen

- Stainless steel sink
- Hot water heater

SECOND FLOOR: Rear 15'8" x 12' **188 sq ft (17 sq m)**

Front 18' x 14' **252 sq ft (23 sq m)**

Total second floor accommodation: 440 sq ft (41 sq m)

- Half landing W/C with hand wash facilities



THIRD FLOOR: Rear 15'8" x 10'6" **165 sq ft (15 sq m)**
 Front 13'11" x 17' **236 sq ft (22 sq m)**
Total third floor accommodation: 401 sq ft (37 sq m)

FOURTH FLOOR: Rear 10'4" x 11'6" **118 sq ft (11 sq m)**
 Front 10' x 17'6" **175 sq ft (16 sq m)**
Total fourth floor accommodation: 293 sq ft (27 sq ft)

TOTAL UPPER PARTS ACCOMMODATION: 1562 sq ft (146 sq m)

TENURE: Leasehold

LEASE: A new lease is available with terms to be agreed

RENT:

Year 1	£25,000
Year 2	£26,000
Year 3	£27,000
Year 4	£28,000
Year 5	£29,000

TENURE: Freehold

PRICE: Offers in the region of £550,000 for the benefit of this freehold with vacant possession.

UNIFORM BUSINESS RATES:

- **Description:** Shop and premises
- **Rateable Value:** £17,000
- **Rates Payable:** £31,770.70 (April 08/09)

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: Incoming tenant to bear both parties legal costs

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