



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

HIGH QUALITY OFFICE SUITE  
CENTRAL HOVE LOCATION  
OPEN PLAN – 666 SQ FT (62 SQ M)  
TO LET



FIRST FLOOR REAR SUITE  
LINKLINE HOUSE  
65 CHURCH ROAD, HOVE  
BN3 2BD



## LINKLINE HOUSE, 65 CHURCH ROAD, HOVE BN2 2BD

<b>LOCATION</b>	Situated in a highly popular office location in the heart of Hove's main commercial thoroughfare of Church Road. Church Road is a thriving commercial thoroughfare which includes all of the major Banks, numerous restaurants and bars, a selection of single and multiple retailers and a wide variety of office occupiers. The premises is also close to the City Hall and the beach and is an eight to ten minute walk from Hove's mainline railway station and is on all of the major Hove bus routes.	
<b>ACCOMMODATION</b>	The premises comprise a first floor rear suite, arranged as follows:  <b>Main Room:</b> 39'3" x 13'7" Plus 17' x 8'11"	
<b>AMENITIES</b>	<b>Total first floor rear suite accommodation:</b>	<b>666 sq ft (61.8 m<sup>2</sup>)</b>
	<ul style="list-style-type: none"><li>• Alarm system</li><li>• Fully carpeted</li><li>• Intercom</li><li>• Air Conditioning</li><li>• Gas central heating</li></ul>	
<b>SERVICE CHARGE</b>	£2,500 Per annum to include:  <ul style="list-style-type: none"><li>• Electricity</li><li>• Water rates</li><li>• Gas</li><li>• Building insurance and maintenance</li><li>•</li></ul>	
<b>TENURE</b>	Leasehold	
<b>LEASE</b>	A new lease/license is available	
<b>RENT</b>	£9,000 per annum exclusive	
<b>UNIFORM BUSINESS RATES</b>	Description:	Offices and premises
	Rateable Value:	£7,000
	Rates Payable:	£3,395 (April 2009/10)
	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.	
<b>VAT</b>	VAT will not be chargeable	
<b>LEGAL FEES</b>	The ingoing tenant to be responsible for both parties' reasonable legal fees	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Rupert Burstow</b> <b>Tel: 01273 731111</b>	