



RUPERT BURSTOW
Property Consultancy & Acquisitions

D1/B1 PREMISES
(MEDICAL/TRAINING/OFFICE)
280 - 2021 SQ FT (26 - 188 M²)
HIGHLY PRESTIGIOUS & PROMINENT
HOVE LOCATION

TO LET



9 THE DRIVE
HOVE
BN3 3JE

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LOCATION Situated in a highly prestigious and sought-after area of central Hove, this suite is situated on the east side of the road at the southern end, close to the junction with Church Road. Church Road is Hove's premier commercial thoroughfare and includes all the major banks, Hove Town Hall, numerous multiple and single retailers, office occupiers and a wide variety of bars and restaurants.

ACCOMMODATION The premises comprise D1 (Medical/training) or office accommodation at ground floor level as follows:

Ground Floor

Ground Floor South	15'7" x 13'7"	212 sq ft
Plus bay		
Total Area	280 sq ft	

Ground Floor North	15'7" x 20' (AV)	312 sq ft
Plus Reception	6'9" x 8'9"	59 sq ft
Total Area	371 sq ft	

Total ground floor accommodation **651 sq ft (60.48 sq m)**

First Floor

Rear room 1	7'10" x 12'8"	100 sq ft
Rear room 2	16' x 16'9"	268 sq ft
Rear room 3	15'9" x 15'6"	244 sq ft
Front room 4	29 x 15'8"	455 sq ft
Front room 5	13'5 x 7'5"	99 sq ft
Front room 6	15'8" x 15'4"	204 sq ft

Total first floor accommodation **1370 sq ft (127.3 sq m)**

TOTAL ACCOMMODATION 2021 sq ft (187.8 sq m)

TENURE Leasehold

LEASE A new lease is available with a suggested term of between three and twenty five years.

RENT

Ground Floor South	£5,500 per annum exclusive
Ground Floor North	£7,500 per annum exclusive
First Floor	£20,500 per annum exclusive
Or	
Ground and first floor Accommodation	£32,500 per annum exclusive



UNIFORM BUSINESS RATES

Ground Floor South

- **Description:** Office and premises
- **Rateable Value:** 3,250
- **Rates Payable:** £1576.25 (April 09/10)

Ground Floor North

- **Description:** Office and premises
- **Rateable Value:** 4,500
- **Rates Payable:** £2,182.50 (April 09/10)

First Floor

- **Description:** Office and premises
- **Rateable Value:** 10,500
- **Rates Payable:** £5,092.50 (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 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