



RUPERT BURSTOW
Property Consultancy & Acquisitions

STUDIO/OFFICE/WORKSHOP
HOVE SEAFRONT LOCATION
FLEXIBLE INCLUSIVE TERMS
TO LET



THE STUDIO, KINGSWAY COURT
SECOND AVENUE
HOVE

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THE STUDIO, KINGSWAY COURT, SECOND AVENUE, HOVE

LOCATION The building is situated in a highly prominent position on Hove seafront occupying the entire block between First and Second Avenues on Queens Gardens, forming part of the A259 coast road. This is a central position in Hove, overlooking the seafront, a few meters from The Drive. The amenities of Church Road to include all of the major banks, numerous bars and restaurants, shops and access to George Street, Hove are all within easy walking distance.

ACCOMMODATION The premises comprise a ground floor studio/office/workshop forming part of the affluent Kingsway Court residential block as follows:

Depth 33'4 ft
Width 16'3 ft

TOTAL AREA: 541 SQ FT (50 SQ M)

AMENITIES

- Kitchenette area
- Gas fire central heating
- WC with hand wash facilities
- Spot lighting
- Mirrored walls
- There is a display cabinet in the lobby of Kingsway Court for use by the studio occupier for the benefit of all the Kingsway Court residents.

TENURE Lease/license

TERM One to five years, to be agreed

RENT: £9,750 per annum all inclusive with the exception only of electricity and telephone

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party is to pay their own legal costs incurred

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