



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT (A1/A2) PREMISES
CENTRAL HOVE LOCATION
OPPOSITE GEORGE STREET, HOVE
TO LET**



**GROUND FLOOR
142 CHURCH ROAD
HOVE, BN3 2DL**

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142 CHURCH ROAD, HOVE, BN3 2DL

LOCATION Situated on the southern side of Church Road opposite the entrance to the busy commercial thoroughfare of George Street. Church Road is the main commercial thoroughfare of Hove with a variety of retailers, bars, restaurants and banks. Tesco superstore is located a short distance to the west and Hove station is also walking distance

ACCOMMODATION The premises comprise a ground floor shop/office as follows:

Internal width	11'6"
Internal depth	27'6"
Total accommodation	316 sq ft (30 m²)

- Suspended ceiling
- Alarm System
- Carpet Tiles
- Rear W/C and hand wash facilities

TENURE Leasehold

LEASE New lease to be negotiated

RENT £15,000 per annum exclusive

UNIFORM BUSINESS RATES	Description	Shop and Premises
	Rateable Value:	£7,500
	Rates Payable:	£3,607 (April 2009/2010)

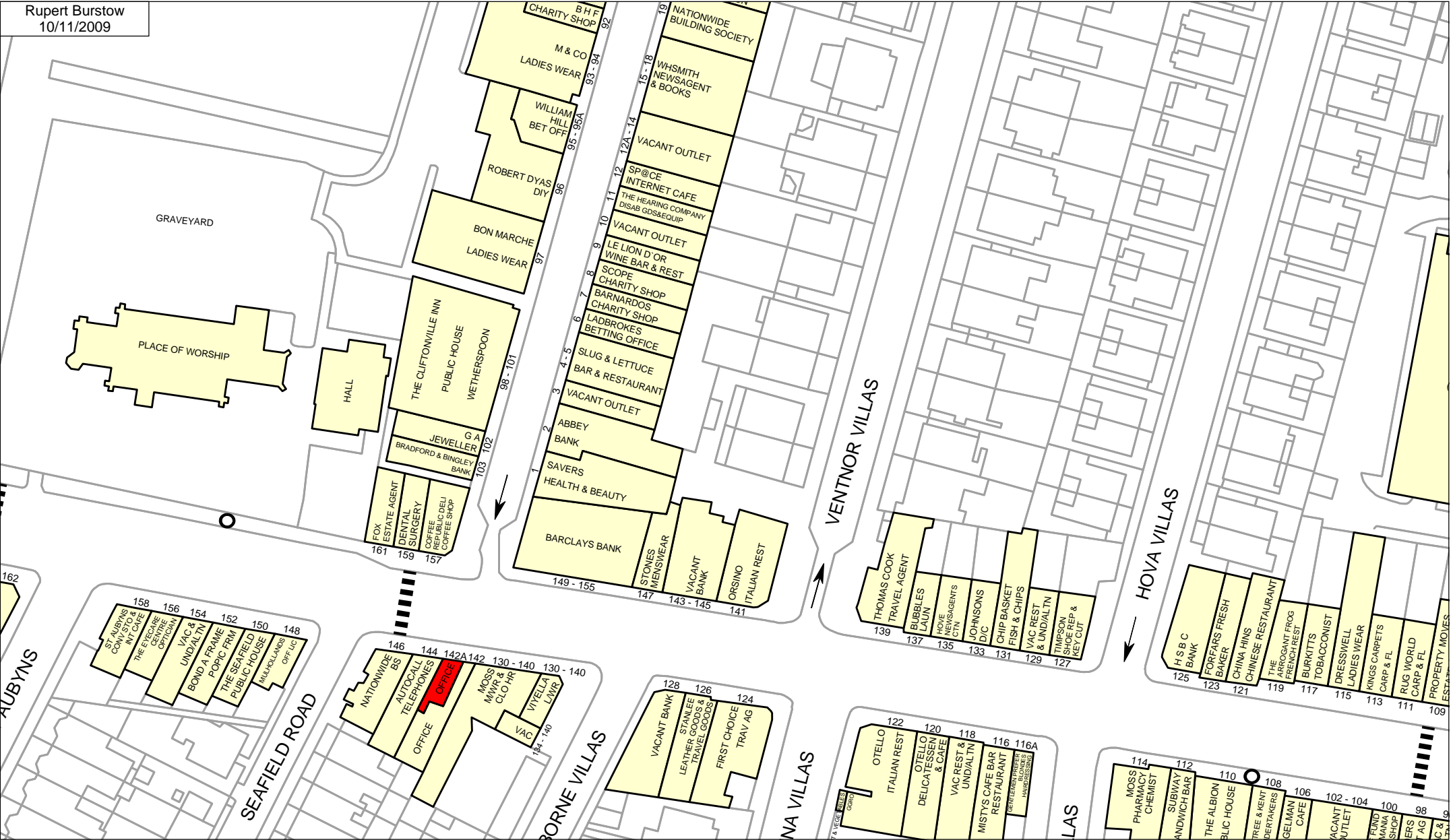
These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273 291981

VAT VAT may be chargeable on the terms quoted

LEGAL FEES The ingoing tenant to be responsible for both parties' reasonable legal costs Incurred in the transaction

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

Rupert Burstow
10/11/2009



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