



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT
SHOWROOM PREMISES
JUST OFF CHURCH ROAD, HOVE
POSSIBLE RETAIL/CATERING
OPPORTUNITY (STPC)**



**1 VICTORIA GROVE
(FRONTING SECOND AVENUE)
HOVE
BN3 2LJ**

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1 VICTORIA GROVE, HOVE BN3 2LJ

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LOCATION

Situated at the top of Second Avenue close to its junction with Church Road which is the main commercial thoroughfare of Hove. The property is situated on the West side of Victoria Grove next door to the popular Tin Drum bar premises and opposite the newly developed Pascals restaurant.

Church Road is home to multiple businesses including retailers, office occupiers and banks including Tesco Superstore, HSBC, Natwest and Lloyds TSB.

ACCOMMODATION

The premises comprise a spacious ground floor showroom with a forecourt area, all arranged as follows:

GROUND FLOOR

SHOWROOM:

Internal width: 41'8" ft narrowing to 31' at the rear
Internal depth: 25 ft

Total Area: 984 sq ft (91.4 sq m)
(Incorporating small office area and WC facilities)

FORECOURT:

35'5" x 8'9" **310 sq ft (28.8 sq m)**

TENURE

Leasehold

LEASE

A new lease is available with term to be agreed

RENT

£13,750 per annum exclusive

PLANNING

Other usages may be considered for the premises including possible catering consent. Please direct all enquiries to Brighton & Hove City Council.

UNIFORM BUSINESS RATES

- **Description:** Showroom and premises
- **Rateable Value:** 9,000
- **Rates Payable:** £4,329.00 (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 and Hove Council 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