



RUPERT BURSTOW
Property Consultancy & Acquisitions

A2 SHOP/OFFICE

837 SQ FT (77 SQ M)

CENTRAL HOVE LOCATION

TO LET

Reduced



**6 HOVE MANOR, HOVE STREET
HOVE
BN3 2DF**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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6 Hove Manor, 6 Hove Street, Hove, BN3 2DF

LOCATION Situated in a midpoint of Hove Street which leads to the A259 Kingsway to the south and Church Road, Sackville Road to the North. The shop is surrounded by other retail shops, restaurants, professional offices and is also in a popular residential area.

ACCOMMODATION The premises comprise a ground floor A2 premises with rear storage as follows:

SHOP/OFFICE:

Front Area

Internal width 19'4"
Internal depth 22'11"

443 sq ft

- Separated into 3 partitioned rooms
- Roof Light

Middle Area

Internal width 9'2"
Internal depth 15'5"

141 sq ft

Rear Area

Internal width 16'6"
Internal depth 15'4"

253 sq ft

Total Area 837 sq ft (77 m²)

- Electric Heating
- Alarm System
- A/C
- Suspended Ceiling
- Fully Carpeted
- Separate Kitchenette + Disabled WC
- Strip Lighting
- Rear Access

TENURE Leasehold

RENT £12,000 per annum exclusive



UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** £10,250
- **Rates Payable:** £ 4,438.25(April 10/11)

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 is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

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

