



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**HIGHLY PROMINENT  
RETAIL PREMISES  
SUPERBLY FITTED  
SALES AREA 734 SQ FT (68 SQ M)  
PLUS BASEMENT STORES  
TO LET**



**38 CHURCH ROAD  
HOVE  
BN3 2EB**

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## 38 CHURCH ROAD, HOVE BN3 2EB

**LOCATION** The property is situated in a highly prominent location on Brighton and Hove's thoroughfare of Western Road/Church Road. The property is situated on the south side of Church Road between Second & Grand Avenue and is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. The property is close to Palmeira Square and Hove seafront.

**ACCOMMODATION** The premises comprise a superbly fitted ground floor shop with basement office and stores as follows:

**SHOP:**

Internal width 37'7"  
Internal depth 17'10" + 7'7" x 10'3"

**734 sq ft (67 m<sup>2</sup>)**

- Wooden flooring
- Air conditioning
- Loading rear access

**BASEMENT:**

**Kitchen** 11'1" x 8'7"  
(To include WC and HWF)

**Separate WC + HWF**

**Office/Store 1** 10'5" x 12'10"

**Office/Store 2** 12'4" x 12'11"

**TENURE** Leasehold

**RENT** £25,000 per annum exclusive

**UNIFORM BUSINESS RATES**

- **Description:** Shop and premises
- **Rateable Value:** £23,000
- **Rates Payable:** £9,959 (April 10/11)

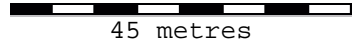
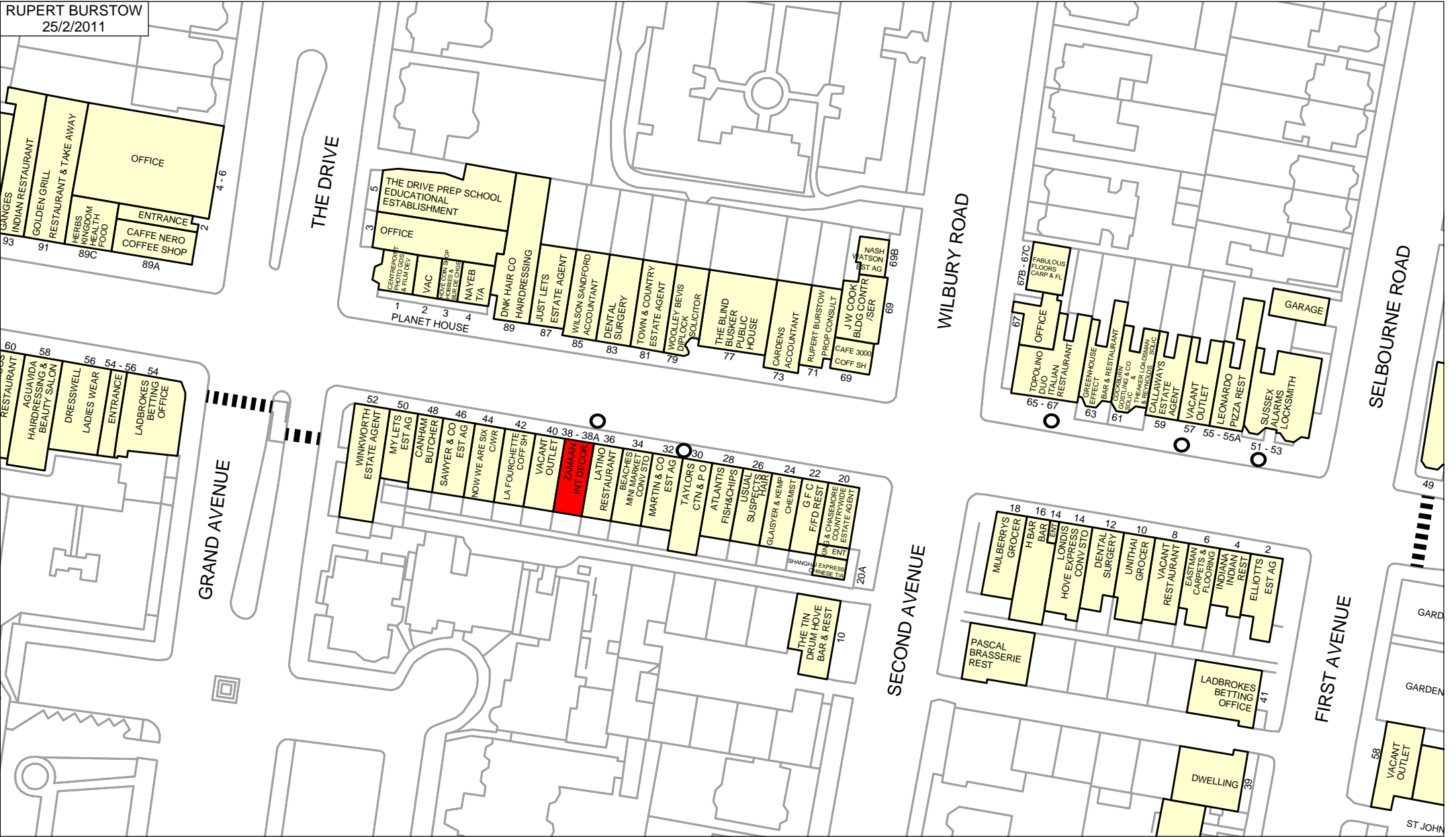
These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

**VAT** VAT may be 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**

RUPERT BURSTOW  
25/2/2011



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