



RUPERT BURSTOW

Property Consultancy & Acquisitions

SPACIOUS RETAIL SHOWROOM

POSSIBLE CATERING

OPPORTUNITY (STC)

**TOTAL ACCOMMODATION 2,977 SQ FT
TO LET**



**56 CHURCH ROAD
HOVE
BN3 2FP**

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

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56 CHURCH ROAD HOVE BN3 2FP

LOCATION The premises are situated on the southern side of Church Road immediately opposite Café Nero and adjoining Ladbrokes Racing being a few minutes walk from Hove Town Hall

ACCOMMODATION The premises comprise a spacious ground and lower ground floor retail area with timber double shop front as follows:

GROUND FLOOR :

Internal width: 28'9"
Internal depth: 55'6"

Total Area: 1567 sq ft (145.6 sq m)

- Suspended ceiling
- Recessed fluorescent lighting
- Carpet/laminate flooring

LOWER GROUND FLOOR:

1,410 sq ft (131 sq m)

- Office
- Kitchen
- Staff room
- Male and Female W/C's

TENURE Leasehold

LEASE An assignment of the existing 10 year effective fully repairing and insuring lease which expires in January 2013 (The landlord may consider granting a new lease terms to be agreed)

RENT Passing rent £50,000 per annum exclusive

UNIFORM BUSINESS RATES

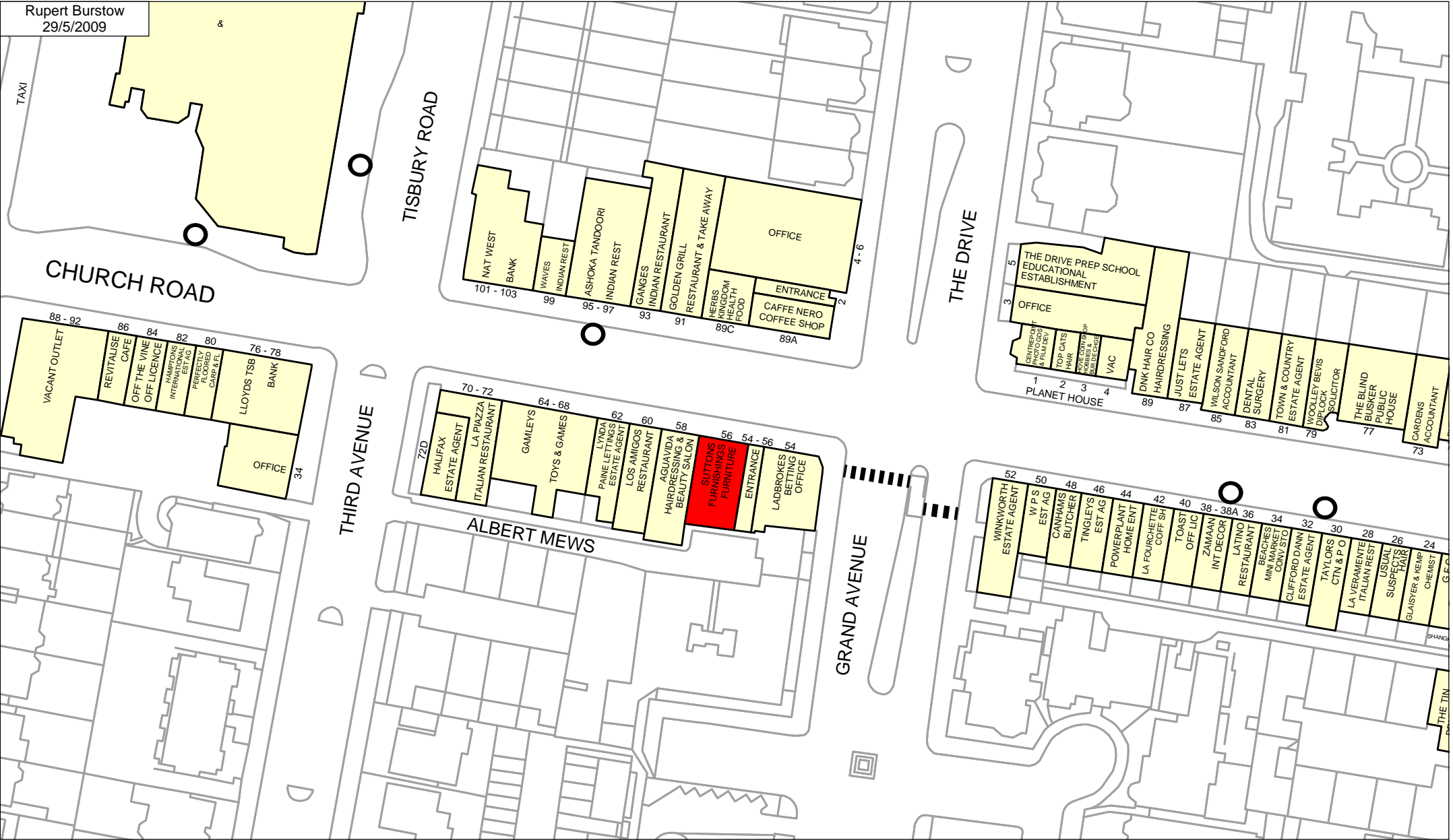
- **Description:** Showroom and premises
- **Rateable Value:** 37,000
- **Rates Payable:** £13,870 (April 08/09)

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 pay £500 plus VAT towards the assignor's legal costs

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



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www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

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