



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# PROMINENT A1/A2 PREMISES

## 833 SQ FT (77m<sup>2</sup>) SALES

### + BASEMENT

### TO LET



**6 CHURCH ROAD**  
**HOVE**  
**BN3 2FL**

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## 6 CHURCH ROAD, HOVE BN3 2FL

**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 First and Second Avenues 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 spacious ground floor A1/A2, extensive basement stores:

### GROUND FLOOR

**SHOP:-**

Internal width:	19'18" ft
Internal depth:	52'5" ft
<b>Total Sales Area:</b>	<b>833 sq ft (77 sq m)</b>

Excellent ceiling height

**BASEMENT:-** The basement area provides good dry storage and has excellent ceiling height in three main areas as follows:

**Front:**

Internal width:	19'2" ft
Internal depth:	18'2" ft
<b>Total Area:</b>	<b>350 sq ft (32 sq m)</b>

Including kitchen

**TENURE** Leasehold

**LEASE** A new lease is available with term to be agreed

**RENT** £25,000 per annum exclusive

### UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £19,750
- **Rates Payable:** £9,074.13 (April 10/11)

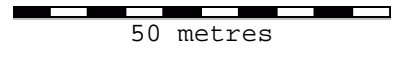
This premises qualifies for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

**VAT** VAT may be chargeable on the terms quoted.

**LEGAL FEES** The ingoing tenant to be responsible for both parties' reasonable legal fees

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

Rupert Burstow  
6/5/2009



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