



RUPERT BURSTOW
Property Consultancy & Acquisitions

3 MONTHS RENT FREE PERIOD

RETAIL PREMISES

CENTRAL HOVE

OPPOSITE TOWN HALL

SALES AREA 633 SQ FT (59 SQ M)

TO LET



84 CHURCH ROAD
HOVE
BN3 2EB

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

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84 CHURCH ROAD, HOVE, BN3 2EB

LOCATION Situated in a highly prominent and central position in the heart of Hove's thriving Church Road. Church Road is well known for its shops, restaurants and estate agents, being Hove's main commercial thoroughfare. The property is situated in a most central position right opposite Hove Town Hall, adjacent to Hamptons and Revitalise

ACCOMMODATION The premises comprise a ground floor shop with basement as follows:

GROUND FLOOR:

Front Sales:

Internal width 26'3"
Internal depth 39'9"

Total sales area: 633 sq ft (59 sq m)

- Air conditioning unit
- Very high ceiling
- Spot lighting
- Rear loading
- Recessed shop front
- Original wooden flooring

BASEMENT

234 – 900 sq ft by negotiation

W/C: W/C with hand wash facilities

TENURE Leasehold

LEASE A new lease is available for a term to be agreed

RENT Year 1 £20,000 per annum exclusive
Year 2 £21,000 per annum exclusive
Year 3 £23,000 per annum exclusive
Year 4 £24,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 24,000
- **Rates Payable:** £9,936.00 (April 10/11)

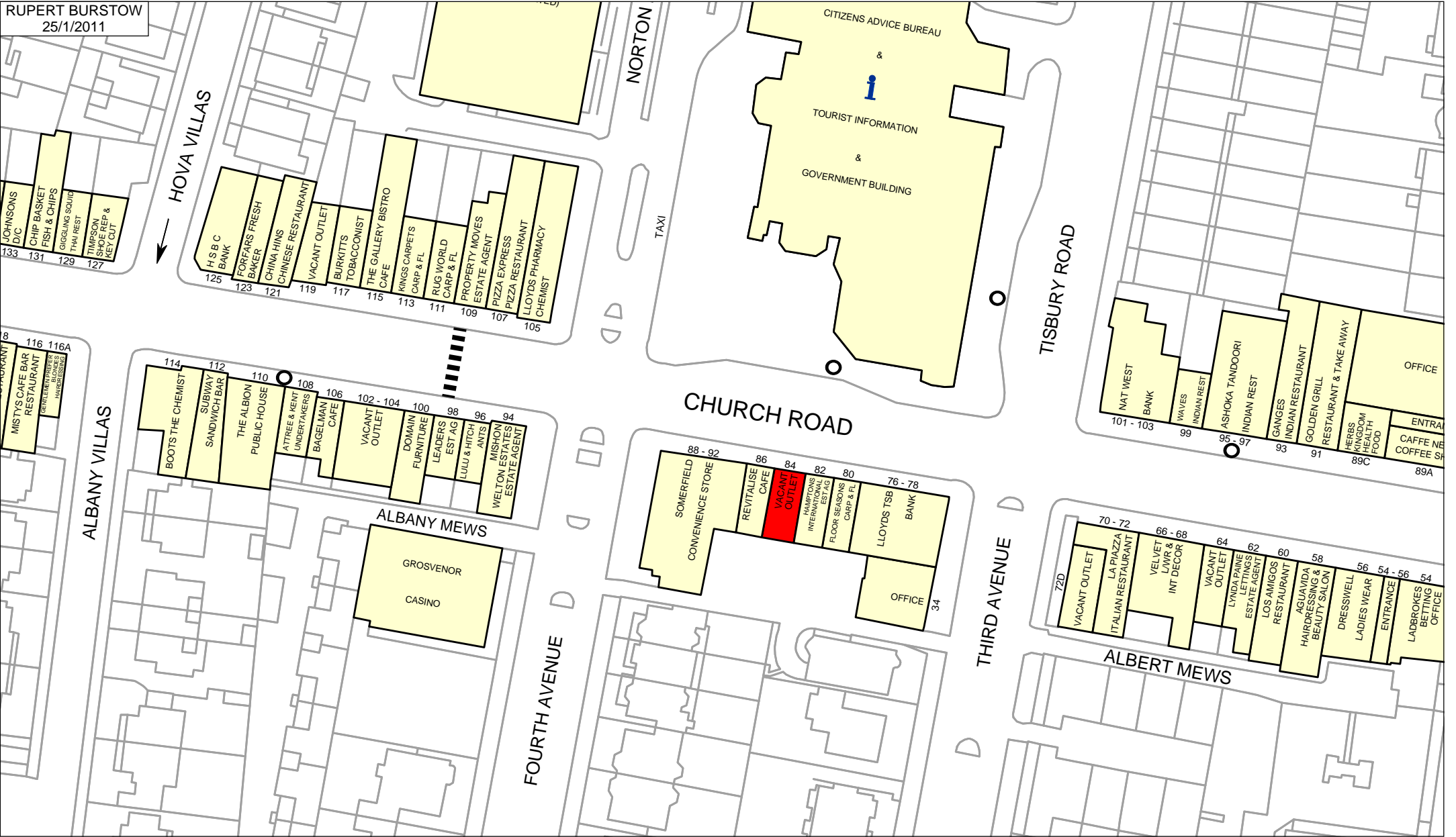
For further information speak to Brighton & Hove City Council direct on 01273-291981.

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
25/1/2011



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