



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUPERBLY LOCATED (A1) PREMISES
MAIN CHURCH ROAD LOCATION
AVAILABLE FOR SHORT TIME ONLY

371 sq ft (34m²)
TO LET



96 CHURCH ROAD
HOVE
BN3 2EB

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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. Surrounding occupiers include Leaders estate agent, Pizza Express and the Co-Op.

ACCOMMODATION The premises comprise three interconnecting ground floor shops/offices all with basements arranged as follows:

SHOP:

Front	
13'6 x 18'6	250 sq ft
Rear	
11' x 11'	121 sq ft
Total	371 sq ft (34m²)

- Wooden flooring
- Good decorative order
- Strip lighting

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £15,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** £14,250
- **Rates Payable:** £6,170.25 (April 11/12)

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