



RUPERT BURSTOW
Property Consultancy & Acquisitions

6 MONTHS RENT FREE
SPACIOUS RETAIL PREMISES
1037 SQ FT (95 M²)
TO LET



4 HOVE MANOR
HOVE STREET, HOVE
BN3 2DF

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4 HOVE MANOR, HOVE STREET, HOVE, BN3 2DF

LOCATION Situated in a midpoint of Hove Street which leads to the A259 Kingsway to the south and Church Road, Sackville Road to the North. The shop is surrounded by other retail shops, restaurants, professional offices and is also in a popular residential area.

ACCOMMODATION The premises comprise a ground floor A1 premises as follows:

SHOP:

Internal width 18'11"
Internal depth 54'10"

1,037 sq ft (95 m²)

- Male and female WC's
- High Ceilings
- Concertina Doors
- Rear Access
- Forecourt
- Spot and Strip Lighting

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £13,500 per annum exclusive

RENT FREE PERIOD 6 months rent free period

N.B. No.5 could also be made available under separate negotiation. Please contact the office for further information

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** £16,000
- **Rates Payable:** £6,928 (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

