



50 Church Road

Hove, BN3 2FN

Attractive unit to let on new lease

495 sq ft
(45.99 sq m)

- Rent £25,000 PAX
- Fantastic Hove Location
- Great Decorative Order
- New Lease
- Close to Seafront

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Summary

Available Size	495 sq ft
Rent	£25,000 per annum exclusive of rates VAT & all other outgoings.
Rates Payable	£8,358.25 per annum Based on the 1 April 2023 Valuation. Following the Autumn budget 2023 a further 75% discount may be available.
Rateable Value	£16,750
Service Charge	TBA
VAT	To be confirmed
Legal Fees	The incoming party to make a contribution of £1,000 plus VAT towards the Landlord's legal costs
EPC Rating	D (90)

Description

An impressive ground floor unit, currently arranged as an aesthetic treatment centre. The unit has a prominent window frontage & good ceiling height & is in a good decorative order.

Location

The property is situated on the southern side of Church Road, Hove on the parade between Second Avenue and Grande Avenue. Nearby occupiers include Bagelman, Pizza Express, Subway, Brod & Wolf, Platform 9 & Velvet. Hove Town Hall is situated on the opposite side of the road, whilst Hove seafront & George Street are a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	495	45.99
Total	495	45.99

Terms

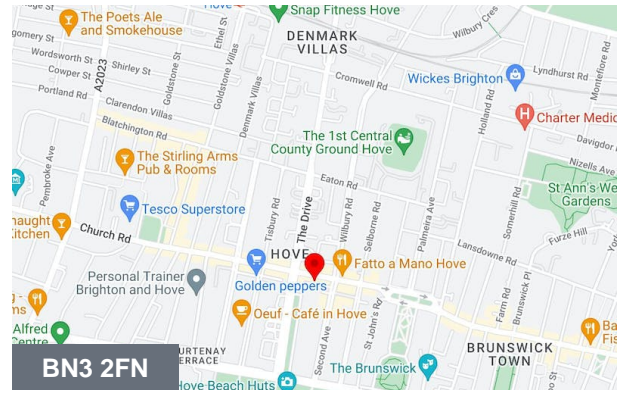
Available on a new effective full repairing & insuring lease for a term to be agreed of no less than 5 years, with upward only rent reviews at appropriate intervals.

Floorplans

Floorplans are not to scale & are for indicative purposes only & should not be relied upon.

Anti Money Laundering

In accordance with AML regulations potential tenants will be required to provide relevant documents.



Viewing & Further Information



Max Pollock

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max@eightfold.agency



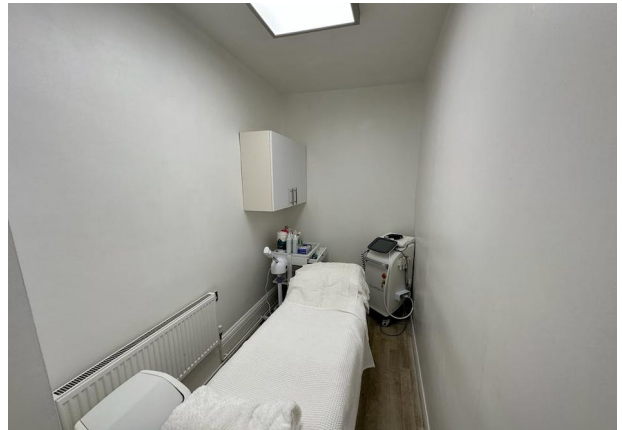
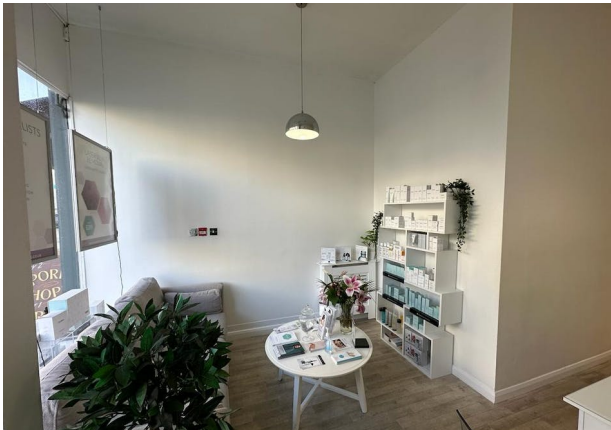
Jack Bree

01273 109121
jack@eightfold.agency

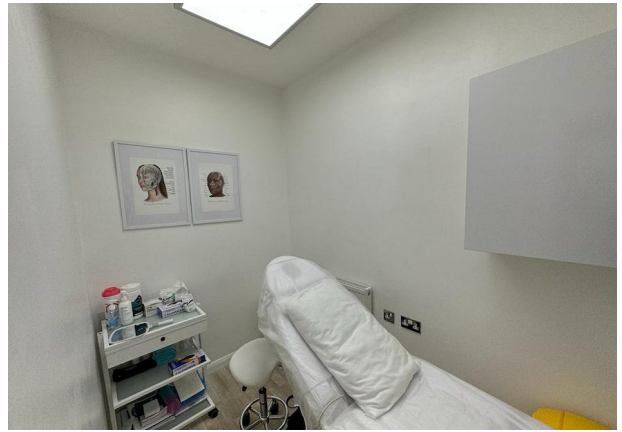


James Hawley

01273 093767 | 07935 901 877
james@eightfold.agency







Energy performance certificate (EPC)

50 Church Road HOVE BN3 2FN	Energy rating D	Valid until: 15 March 2033
		Certificate number: 9532-3828-3558-5239-7311

Property type **Retail/Financial and Professional Services**

Total floor area **48 square metres**

Rules on letting this property

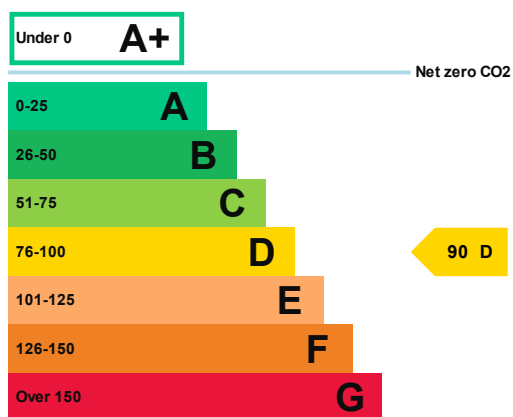
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

42 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	35.13
Primary energy use (kWh/m ² per year)	238

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7367-2435-3356-3895-2175\)](/energy-certificate/7367-2435-3356-3895-2175).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Tony Pearson
Telephone	01273 821969
Email	tpearson@sussexsurveyors.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

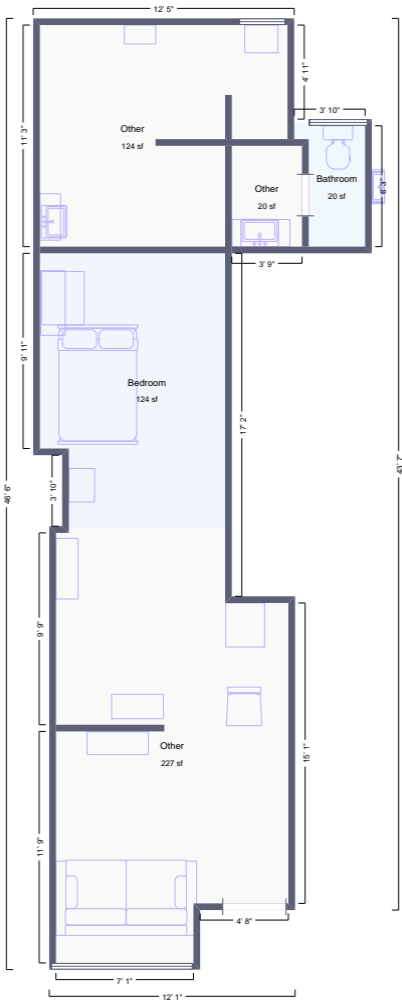
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/009307
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Sussex Surveyors LLP
Employer address	10a The Drive, Hove, BN3 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 March 2023
Date of certificate	16 March 2023

Church Road

Approximately 515 sf total



made with
polycam

50 Church Road, Hove, BN3



0 25 m 50 m

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