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**TO LET**

**CENTRAL HOVE RETAIL**

**760 / 1,521 SQ FT (70.65 / 141.30 SQ M)**

**56 Church Road, Hove, East Sussex, BN3 2FP**

## DESCRIPTION

A highly visible and prominent pair of retail premises in central Hove, comprising ground floor sales, W/C and kitchenette. The E-Class properties benefit from carpet and timber flooring throughout, track and spot lighting, air conditioning and electric security shutters and (stnc) could be suitable for a variety of occupiers.

## LOCATION

The property is situated in a prime position on the southern side of Church Road in central Hove at the busy junction of Grand Avenue. The premises is a short walk from Hove Town Hall and Norton Road Car Park; with a variety of both national and local occupiers nearby including Velvet, Café Nero, Franco Manca, Hamptons Estate Agents and Fatto a Mano.

## ACCOMMODATION

SIZE	SQ FT	SQ M
Unit 1 Ground floor	760.5	70.65
Unit 2 Ground floor	760.5	70.65
<b>TOTAL</b>	<b>1,521</b>	<b>141.3</b>

## AMENITIES

- Central Hove
- Open plan ground floor sales area
- Prominent corner building
- Nearby occupiers include Velvet, Café Nero, Franco Manca, Hamptons Estate Agents and Fatto a Mano.

## RENT

A new effective full repairing and insuring lease is available at a commencing rental of £55,000 per annum exclusive for the combined unit. The commencing rent if taken separately is £35,000 per annum exclusive.

## RATES

The Rateable Value of the property effective April 1st is £41,750 for the combined space. The rateable value of the separate units is to be assessed.

## VAT

VAT is not chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of C.



## VIEWINGS – 01273 876200

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