

**FIRST FLOOR BAR/B1/D1/SUITE  
SUITABLE FOR VARIETY OF USES  
1348 SQ FT, FITTED BAR  
ALL INCLUSIVE RENT**



**COURTLANDS HOTEL  
19-27 THE DRIVE  
HOVE, BN3 3JE**

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<b>LOCATION</b>	Situated in a much sought after and high quality area of The Drive. The property is situated at the midpoint of The Drive, a short distance from the junction with Church Road, Hove on the west side of the road. The Drive is well known for it's high quality office suites and medical premises occupied by the likes of solicitors, doctors, accountants etc.	
<b>ACCOMMODATION</b>	A first floor office/D1/bar suite as follows:	
	<b>Richmond Suite</b>	<b>1348 sq ft (124 m2)</b>
	<ul style="list-style-type: none"> <li>• Fully Carpeted</li> <li>• High Ceilings</li> <li>• GCH</li> <li>• Possible Private WC's</li> <li>• Fully fitted bar</li> <li>• Grand entrance</li> <li>• Chandeliers</li> <li>• Feature Balcony</li> </ul>	
<b>NB</b>	The premises is suitable for B1 offices, D1 medical suite or alternatively as a bar subject to Landlords approval.	
<b>TENURE</b>	Leasehold/Licence	
<b>LEASE</b>	New flexible lease/licence is available with terms to be agreed	
<b>RENT</b>	£2,800 pcm inclusive (all bills are included with the exception of telecoms)	
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Ltd</b> <b>Tel: 01273 233333</b>	