

**HIGHLY PROMINENT RETAIL SHOP
MAIN CHURCH ROAD LOCATION
SHORT TERM LET AVAILABLE
AVAILABLE NOW**



**100 CHURCH ROAD
HOVE
BN3 2EB**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION The property is situated in a highly prominent location on Brighton and Hove's thoroughfare of Western Road/Church Road. The property is situated on the south side of Church Road and is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. Hove mainline train station is a short distance to the north and George Street is a short walk to the West.

ACCOMMODATION The premises comprise ground floor shop/bakery, arranged as follows:

Shop **652 sq ft (60 m2)**

- Spot Lighting
- Tiled Floor

Office/Store **66 sq ft**

- Further stores
- WC + HWF

TENURE Leasehold

LEASE Assignment of existing 4 year sub lease from May 2015

RENT £24,000 per annum exclusive

N.B The head lease expiring in May 2019 could be available subject to landlords consent

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£27,000
Rates Payable:	£12,582

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Ltd
Tel: 01273 233333