

**PROMINENT BEAUTY/SUN BED SHOP
JUST OFF MAIN CHURCH ROAD
FORECOURT PARKING
REDUCED PREMIUM**



**70a ST AUBYNS
HOVE
BN3 2TE**

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

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LOCATION The property is situated in a just off highly prominent location of Church Road. The property is situated at the north end of St Aubyns is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. The property opposite the main Tesco Superstore.

ACCOMMODATION The premises comprise ground floor beauty/sun bed shop as follows:

Shop **605 sq ft (55 m2)**

- 4 x sun bed rooms
- Laminate Floor
- Suspended Ceiling
- WC + Shower Facility
- Forecourt Parking
- Alarm
- Electric Shutters
- CCTV

TENURE Leasehold

LEASE Assignment of existing 5 year lease from May 2017

RENT £9,000 per annum exclusive

PREMIUM £10,000 for the benefit of the lease

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£6,500
Rates Payable:	£3,146

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 Commercial Ltd
Tel: 01273 233333