

PLANNING GRANTED FOR D1 (NURSERY)

1703 SQ FT

AVAILABLE NOW ON NEW LEASE

NEW RENT



**48 ALBANY VILLAS
HOVE, BN3 2RW**

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48 ALBANY VILLAS, HOVE, BN3 2RW

LOCATION	Situated at the top end of Albany Villas a few meters from the junction with Church Road. Albany Villas runs between the central position of Church Road to the north and the A259 Coast Road and seafront to the south. Church Road is the main commercial thoroughfare running through Hove and offers a wide variety of amenities to include all of the major Banks, numerous restaurants and bars and a wide variety of shops and offices including Tesco superstore and the pedestrianised George Street shopping centre.
ACCOMMODATION	The premises comprise a freehold office building, arranged as follows: 48 ALBANY VILLAS 1703 SQ FT <ul style="list-style-type: none"> • Planning permission granted for D1 nursery • Up to 51 children • Incentives available • New Lease
TENURE	Leasehold
LEASE	New lease to be negotiated
RENT	£55,000 per annum exclusive
VAT	VAT is not chargeable on the terms quoted
LEGAL FEES	Each party to pay their own costs
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Ltd Tel: 01273 233333