

**NEWLY REFURBISHED MODERN MEWS OFFICE
CLOSE TO CHURCH ROAD
NEW LEASE
TO LET**



**7 VICTORIA GROVE
HOVE
BN3 2LJ**

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 just off the highly prominent location on Brighton and Hove's thoroughfare of Church Road. The property is situated inside a small mews where its all been recently refurbished. It is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. The property is close to Palmeira Square and Hove seafront.

ACCOMMODATION

The premises comprise a newly refurbished ground floor office, arranged as follows:

Office**810 sq ft (74 m2)**

- Wooden Floor
- CAT 6 Cabling
- Concertina doors
- Glass Partition
- Brand new kitchen
- 2 x WC's + 1 Shower
- Newly refurbished

**TENURE**

Leasehold

LEASE

New 7 year lease with rent review and break clause at 3.5 years. Outside the act

RENT

£30,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Office and Premises
Rateable Value:	£TBC
Rates Payable:	£TBC

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