

**SUPERBLY LOCATED A1/A2 UNIT
CENTRAL HOVE LOCATION
SHORT TERM LET AVAILABLE
TO LET**



**UNIT 3 PLANET HOUSE
1 THE DRIVE
HOVE, BN3 3JE**

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LOCATION	Situated on the most prominent south west facing corner of Church Road, The Drive facing Grand Avenue. Church Road is Hove's busiest commercial thoroughfare with a mixture of restaurants, take away units, retail units, offices and banks. Access to Hove Station is a short distance to the north whilst the A259 seafront road is a short walk to the south.	
ACCOMMODATION	The premises comprise a ground floor retail/office unit, arranged as follows:	
	SHOP/OFFICE	267 sq ft (24 m2)
	<ul style="list-style-type: none"> • Strip Lighting • Forecourt • A/C Unit • WC + HWF • Alarm System 	
TENURE	Leasehold	
LEASE	New FRI lease is available with terms to be agreed	
RENT	£17,500 Per annum exclusive	
UNIFORM BUSINESS RATES	Description:	Shop and premises
	Rateable Value:	£8,700
	Rates Payable:	£4,176
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	