

**HIGHLY PROMINENT PREMISES
+ FORECOURT
234 SQ FT
TO LET**



**89c CHURCH ROAD
HOVE
BN3 3JE**

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LOCATION	Situated on the northern side of Church Road yards from The Drive facing Grand Avenue. Church Road is Hove's busiest commercial thoroughfare with a mixture of restaurants, take aways, 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 of 2 x ground floor premises with as follows:	
	EAST UNIT	234 sq ft (21 m2)
	<ul style="list-style-type: none"> • High Ceilings • Tiled Floor • Suspended Ceiling • Forecourt • Rear Patio 	
TENURE	Leasehold	
LEASE	New lease is available with terms to be agreed	
RENT	£16,500 Per annum exclusive	
UNIFORM BUSINESS RATES	Description:	Retail 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 Ltd Tel: 01273 233333	