

**HIGHLY PROMINENT (A1) PREMISES
1272 SQ FT GROUND FLOOR SALES
572 SQ FT BASEMENT
TO LET**



**126 CHURCH ROAD
HOVE
BN3 2EA**

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LOCATION

Church Road, Hove is the major commercial thoroughfare servicing the local area with restaurants, bars, offices and shops. Many of the local businesses have been long established and include The new Tesco Superstore which is a short walk away. Central Hove is a very heavily populated area and benefits from a local railway station in Goldstone Villas and regular buses in and out of the City centre.

ACCOMMODATION

The premises comprise ground floor shop with large basement, arranged as follows:

Shop

Width 18'8
Depth 68'2 **1272 sq ft (116 m2)**

- Strip Lighting
- First Fix
- Large Rear Extension
- Sky Lights

Basement **561 sq ft**

- High Ceilings

**TENURE**

Leasehold

LEASE

New sub lease to be agreed up to 15 years

NB

Head lease maybe available under separate negotiation

RENT

£55,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£23,250
Rates Payable:	£11,253

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