

PRESTIGIOUS PREMIER CORNER PREMISES
LARGE WRAP AROUND FORECOURT
503 sq ft (46 m2)
NO PREMIUM



UNIT 1 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 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 a ground floor retail premises with first floor mezzanine area, arranged as follows:	
	RETAIL UNIT	503 sq ft (46 m2)
	<ul style="list-style-type: none"> • Wrap Around Frontage • Newly refurbished • 731 sq ft forecourt • Alcohol Licence 	
TENURE	Leasehold	
LEASE	Assignment of 10 year lease from 2015	
RENT	£32,000 Per annum exclusive	
UNIFORM BUSINESS RATES	Description:	Retail and premises
	Rateable Value:	£16,420
	Rates Payable:	£7,865
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	