

SUPERBLY PRESENTED OFFICE/STUDIO
1247 Q FT (114 SQ M)
1 YEAR LEASE AVAILABLE
TO LET



5 KINGS MEWS
HOVE
BN3 2PA

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LOCATION

The property is situated at the northern end of third avenue inside a popular the popular Kings Mews. The main commercial Thoroughfare of Church Road is meters to the north which contains multiple retailers, restaurants, bars, banks and office occupiers. Hove train station is 15 minute walk to the north.

ACCOMMODATION

The premises comprise ground floor office/studio, arranged as follows:

Office/Studio**1247 sq ft (114 m2)**

- Suspended Ceilings
- Laminate Flooring
- GCH
- Electric Roller Shutter Door
- WC + HWF
- Kitchenette
- Parking Space



TENURE Leasehold/Licence

LEASE New lease/licence to be negotiated

RENT OIRO £26,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£10,250
Rates Payable:	£4,961.00

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