

**HIGHLY PROMINENT CORNER  
OFFICES/D1 ACCOMMODATION  
NEW LEASE  
TO LET**



**146a CHURCH ROAD  
HOVE  
BN3 2DL**

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**LOCATION:** Situated on the southern side of Church Road opposite the entrance to the busy commercial thoroughfare of George Street. Church Road is the main commercial thoroughfare of Hove with a variety of retailers, bars, restaurants and banks. Tesco superstore is located a short distance to the west and Hove station is also walking distance.

**ACCOMMODATION:** The premises comprise a First & Second floor offices/D1 accommodation as follows:

**D1/OFFICE  
ACCOMODATION:**

**FIRST FLOOR**

South 15'9 x 11'7 **183 sq ft**

North West 14'11 x 8'5 **125 sq ft**

North East 11'10 x 16'5 **195 sq ft**

**SECOND FLOOR**

South 14'' x 15' **210 sq ft**

North West 11'8'' x 9' **94 sq ft**

North East 14'3'' x 19' **270 sq ft**

**TOTAL ACCOMMODATION 1077 sq ft (99 sq m)**

**TENURE** Lease

**LEASE** New Lease

**RENT** £20,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

**FIRST FLOOR**

**Description:** Offices and premises

Rateable Value: £7,000

Rates Payable: £3,451

**SECOND FLOOR**

**Description:** Offices and premises

Rateable Value: £6,000

Rates Payable: £2,958

**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**