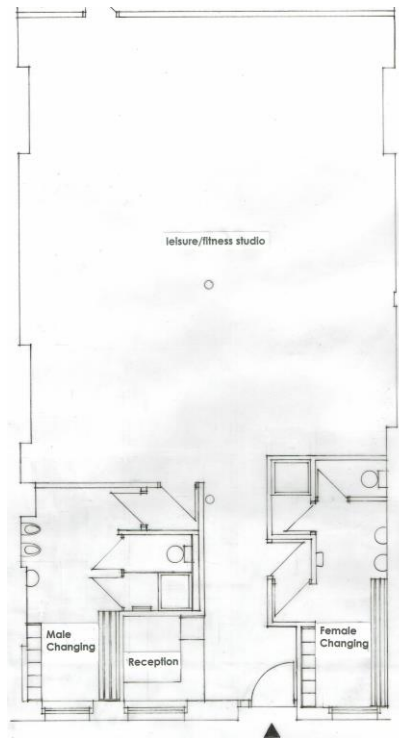


OPEN PLAN D1/D2 OPPORTUNITY
PLANNING GRANTED FOR GYMNASIUM
CIRCA 1400 SQ FT
TO LET



56a CHURCH ROAD
HOVE
BN3 2FP

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION The property is situated in a highly prominent location on Brighton and Hove's thoroughfare of Western Road/Church Road. The property is situated on the south side of Church Road between Grand Avenue and Third Avenue and is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. Hove Seafront is a short distance to the south.

ACCOMMODATION The premises comprise lower ground floor D1/D2 unit with separate rear access, arranged as follows:

UNIT

Width	27'5	
Depth	51'9	1419 sq ft (132 m2)

- Ceiling Height 9'4
- Rear Access
- 2 x WC
- 8am – 8pm
- 2 months Rent free available

TENURE Leasehold

LEASE New Lease

RENT £24,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Unit 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 Commercial Ltd
Tel: 01273 233333