

**RARELY AVAILABLE RETAIL/OFFICE
INCLUDING FORECORT
464 sq ft
TO LET**



**9 MANOR PARADE
HOVE STREET
BN3 2DF**

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LOCATION	Situated in Hove Street which leads to the A259 Kingsway to the south and Church Road, Sackville Road to the North. The shop is surrounded by other retail shops, restaurants, professional offices and is also in a popular residential area	
ACCOMMODATION	The premises comprise a ground floor shop/office, arranged as follows:	
	Shop/Office	464 sq ft (42 m2)
	<ul style="list-style-type: none"> • Wood Laminate flooring • Spot lighting • Forecourt • Alarm System • New Kitchenette • WC + HWF 	
TENURE	Leasehold	
LEASE	Assignment of current lease with 18 months remaining	
RENT	£8,750 Per annum exclusive	
PREMIUM	OIRO £5,000	
UNIFORM BUSINESS RATES	Description:	Shop and premises
	Rateable Value:	£9,300
	Rates Payable:	£4,417.50
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 Property Ltd Tel: 01273 233333	