

**HIGHLY PRESTIGIOUS CENTRAL HOVE
D1/B1 OFFICES/MEDICAL TRAINING
1361 SQ FT – 2729 SQ FT
TO LET**



**9 THE DRIVE
HOVE
BN3 3JE**

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LOCATION

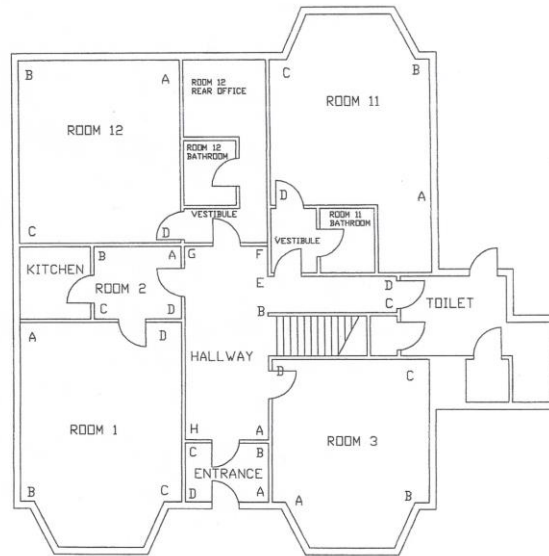
Situated in a highly prestigious and sought-after area of central Hove, this property is situated on the east side of the road at the southern end, close to the junction with Church Road. Church Road is Hove’s premier commercial thoroughfare and includes all the major banks, Hove Town Hall, numerous multiple and single retailers, office occupiers and a wide variety of bars and restaurants.

ACCOMMODATION

The premises comprise ground floor and first floor offices/medical suites, arranged as follows:

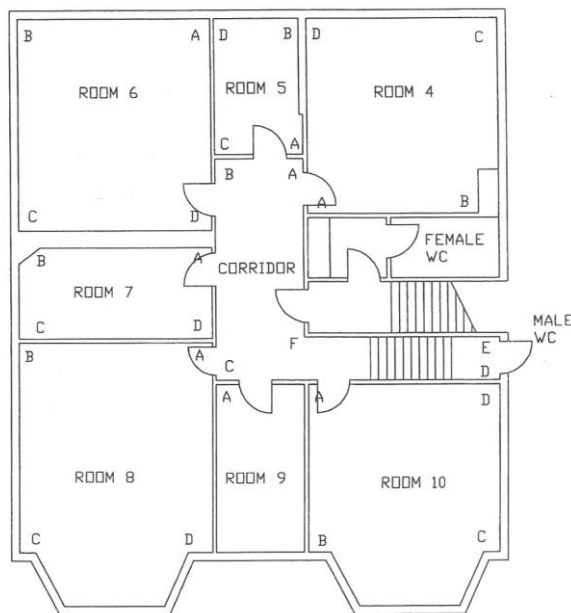
GROUND FLOOR

1361 sq ft (125 m2)



FIRST FLOOR

1368 sq ft (125 m2)



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|-----------------------------------|--|---------------------|----------------------------|-----------------|---------|
| TENURE | Leasehold | | | | |
| LEASE | New Lease to be negotiated | | | | |
| RENT | Ground Floor £34,000 per annum exclusive First Floor £30,000 per annum exclusive Both Floors together £62,000 per annum exclusive | | | | |
| UNIFORM BUSINESS RATES | <table><tr><td>Description:</td><td>Office and Premises</td></tr><tr><td>Rateable Value:</td><td>£33,250</td></tr></table> | Description: | Office and Premises | Rateable Value: | £33,250 |
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| Rateable Value: | £33,250 | | | | |
| 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 | | | | |