

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



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

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

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<b>LOCATION</b>	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	
<b>ACCOMMODATION</b>	The premises comprise a ground floor shop/office, arranged as follows:	
	<b>Shop/Office</b>	<b>464 sq ft (42 m2)</b>
	<ul style="list-style-type: none"> <li>• Wood Laminate flooring</li> <li>• Spot lighting</li> <li>• Forecourt</li> <li>• Alarm System</li> <li>• New Kitchenette</li> <li>• WC + HWF</li> </ul>	
<b>TENURE</b>	Leasehold	
<b>LEASE</b>	New Lease available	
<b>RENT</b>	£10,500 Per annum exclusive	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b> Rateable Value:	<b>Shop and premises</b> £9,300
<b>VAT</b>	VAT is not chargeable on the terms quoted	
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>	