

**PRIVATE MEMBERS CLUB/D2**  
**948 SQ FT**  
**SHORT TERM LICENCE AVAILABLE**  
**TO LET**



**176 CHURCH ROAD**  
**HOVE**  
**BN3 2DJ**

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**LOCATION** Situated at the western end of Church Road, Hove's premier commercial thoroughfare, on the south side of the road and close to the junction with Vallance Road. The property is directly opposite the Tesco superstore and close to the junction with Sackville Road and Hove Street. Church Road is well known for its numerous bars, restaurants, and cafes.

**ACCOMMODATION** The premises comprise a lower ground floor members' club/D2 gym, as follows:

Internal Depth	49
Internal Width	20'8
<b>Total Area</b>	<b>948 sq ft (88 sq m)</b>

- Fully Fitted Kitchen
- Bar
- GFCH
- New Electrics
- New Carpets
- Separate male and female WCs with hand wash facilities

**TENURE** Licence

**LEASE** New Licence, term to be agreed

**RENT** OIRO £21,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Club and Premises</b>
Rateable Value:	£4,850

**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**