

SUPERB GROUND FLOOR SUITE
614 SQ FT
SUITABLE FOR A VARIETY OF DIFFERENT USES
ALL INCLUSIVE RENT



8-16 THIRD AVENUE
HOVE
BN3 2PX

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LOCATION	Situated at the midpoint of Third Avenue, Hove which connects the main commercial thoroughfare of Church Road and the Kingsway. The premises are connected to the Langfords Hotel but will have their own entrance to the suites. Hove Town Hall is short walk to the north..
ACCOMMODATION	The premises comprise of a ground floor suite as follows: Suite 1 614 sq ft (56 m2) <ul style="list-style-type: none">• Wood Flooring• High Ceilings• GCH• WC's• Good Natural Light
TENURE	Leasehold/Licence
LEASE	New flexible lease/licence is available with terms to be agreed
RENT	Suite 1 £1600 pcm inclusive (all bills are included with the exception of telecoms)
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