

GROUND FLOOR SUITE

296 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: <table><tr><td>Regent 3 Suite</td><td>296 sq ft (27 m2)</td></tr><tr><td colspan="2"><ul style="list-style-type: none">• GCH• WC's• Good Natural Light</td></tr></table>	Regent 3 Suite	296 sq ft (27 m2)	<ul style="list-style-type: none">• GCH• WC's• Good Natural Light	
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TENURE	Leasehold/Licence				
LEASE	New flexible lease/licence is available with terms to be agreed				
RENT	Suite 1 £780 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				