

**HIGHLY PROMINENT RETAIL PREMISES
MAIN CHURCH ROAD LOCATION
LARGE USABLE BASEMENT
TO LET**



**26 CHURCH ROAD
HOVE
BN3 2FN**

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LOCATION

The property is situated in a highly prominent location on Brighton and Hove's thoroughfare of Western Road/Church Road. The property is situated on the south side of Church Road between Second & Grand Avenue and is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. The property is close to Palmeira Square and Hove seafront.

ACCOMMODATION

The premises comprise ground floor retail premises with basement rooms/stores, arranged as follows:

SHOP**474 sq ft (43 m2)**

- Currently fitted as hair salon
- Security Grill

**Rear Prep/Store****212 sq ft**

- SSS
- Access to Rear

BASEMENT**Room 1****87 sq ft****Room 2****64 sq ft****Room 3****86 sq ft****Room 4****36 sq ft**

- Laminate Flooring
- Some Fitted Cupboards
- Bathroom / WC



TENURE Leasehold

LEASE New lease for a term to be negotiated

RENT £25,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£19,250
Rates Payable:	£9,567.25

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