

**HIGHLY PROMINENT RETAIL PREMISES
MAIN CHURCH ROAD LOCATION
GROUND FLOOR + BASEMENT
TO LET**



**166 CHURCH ROAD
HOVE
BN3 2DL**

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LOCATION

Situated on the southern side of Church Road opposite the main Tesco's superstore. Church Road is the main commercial thoroughfare of Hove with a variety of retailers, bars, restaurants and banks. The main shopping parade of George Street is a short walking distance to the East which leads up to Hove mainline train station.

ACCOMMODATION

The premises comprise ground floor shop, rear garden and basement, arranged as follows:

SHOP**371 sq ft (34 m2)**

- Wood Flooring
- High Ceilings
- Drop Lights
- Feature Fireplace
- Rear Garden

**LOWER GROUND FLOOR****Room 1****142 sq ft**

- Good natural light
- Access to small yard

Room 2**232 sq ft**

- **High ceilings**

TENURE

Leasehold

LEASE

New Lease to be negotiated

RENT

OIRO £15,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£9,500
Rates Payable:	£4,674

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