

**HIGHLY PROMINENT (CLASS E) PREMISES  
SUITABLE FOR RETAIL/CAFÉ/RESTAURANT  
1280 SQ FT (119 M2)  
TO LET**



**56 CHURCH ROAD  
HOVE  
BN3 2FP**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

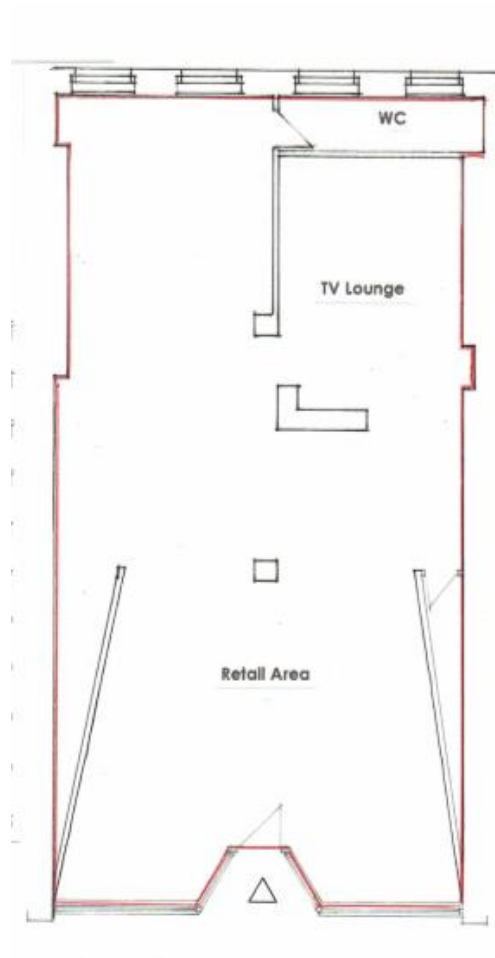
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**LOCATION**

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 Grand Avenue and Third Avenue and is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. Hove Seafront is a short distance to the south.

**ACCOMMODATION**

The premises ground floor Class E premises as follows:

**SHOP/CAFÉ/RESTAURANT****1280 sq ft (119 m2)**

- Good Natural Light
- WC
- High Ceilings

**TENURE**

Leasehold

**LEASE**

New FRI Lease to be negotiated

**RENT**

£55,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£40,000

**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**