

**D1/D2 PREMISES
REAR GARDEN WITH DISABLED ACCESS
1284 SQ FT
TO LET**



**3 EATON GARDENS
HOVE
BN3 3TL**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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LOCATION

The property is situated in a prominent corner position at the junction of Eaton Villas and Eaton Gardens. The main commercial thoroughfare of Church Road is a short walk to the South. Hove mainline train station is a short walk to the north.

ACCOMMODATION

The premises comprise lower ground floor D1 doctor's surgery plus large rear garden, arranged as follows:

Room 1 **144 sq ft**

- Large window to rear garden

Store **43 sq ft**

- Access to meters

Reception **105 sq ft**

- WC + HWF
- Kitchen + Shower (54 sq ft)
- Further Store (119 sq ft)
- Meters

Room 2 **182 sq ft**

- Large bay window
- Good natural light
- Built in cupboards

Room 3 **83 sq ft**

- Natural Light

Room 4 **201 sq ft**

- Large bay window
- Good natural light
- Sink units

Room 5 **154 sq ft**

- 2 x sink units

Room 6 **100 sq ft**

- Sink unit

Room 7 **272 sq ft**

- Doors to garden
- Good natural light

(The premises benefits from GCH, Door Entry, Two access points and rear garden)

Total Accommodation **1284 sq ft (125 m2)**

TENURE Leasehold

LEASE New lease for a term to be negotiated

RENT £39,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Surgery and Premises
Rateable Value:	£13,250

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