

**ALL INCLUSIVE SECOND FLOOR OFFICE SUITE  
CENTRAL HOVE, CHURCH ROAD LOCATION  
574 sq ft  
TO LET**



**75-77 CHURCH ROAD  
HOVE  
BN3 2BB**

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**LOCATION**

Situated in a highly central location on the north side of Church Road, Hove between the Church Road/The Drive junction and Wilbury Road. The property is a few meters east of the Hogs Head Public House close to the junction with Wilbury Road.

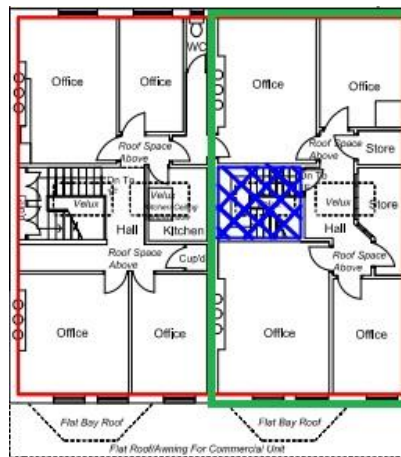
**ACCOMMODATION**

The premises comprise first and second offices, arranged as follows:

**SUITE 2 (outlined in green on the plan)****SECOND FLOOR**

<b>Room 1</b>	<b>163 sq ft</b>
<b>Room 2</b>	<b>113 sq ft</b>
<b>Room 3</b>	<b>204 sq ft</b>
<b>Room 4</b>	<b>94 sq ft</b>
<b>Total</b>	<b>574 sq ft</b>

- WC + HWF
- GCH
- Intercom System
- Fully Carpeted



**Second Floor**

**TERM**

A new licence to be negotiated for up to 5 years

**RENT**

**Suite 2 £1,100 per month inclusive of all bills**

**VAT**

VAT is not chargeable on the terms quoted.

**LEGAL FEES**

No legal fees are applicable in this instance.

**VIEWING**

Strictly via a prior appointment through sole agent:

**Tom Graves Property Ltd**

**Tel: 01273 233333**