

**RARELY AVAILABLE CLASS E PREMISES  
INCLUDING FORECORT  
901 sq ft  
TO LET**



**8 MANOR PARADE  
HOVE STREET  
BN3 2DF**

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**LOCATION** Situated in Hove Street which leads to the A259 Kingsway to the south and Church Road, Sackville Road to the North. The shop is surrounded by other retail shops, restaurants, professional offices and is also in a popular residential area

**ACCOMMODATION** The premises comprise a ground floor class e premises, arranged as follows:

<b>Shop</b>	<b>446 sq ft (42 m2)</b>
<b>Room 1</b>	<b>41 sq ft</b>
<b>Room 2</b>	<b>93 sq ft</b>
<b>Store</b>	<b>39 sq ft</b>
<b>Room 3</b>	<b>134 sq ft</b>
<b>Room 4</b>	<b>52 sq ft</b>
<b>Kitchen</b>	<b>54 sq ft</b>
<b>Room 5</b>	<b>42 Sq ft</b>
<b>Total</b>	<b>901 sq ft</b>

- Rear Access
- High Ceilings
- Forecourt
- Tiled Floor
- WC + HWF

**TENURE** Leasehold

**LEASE** New Lease available

**RENT** £18,500 Per annum exclusive

**PREMIUM** **OIRO £9,950**

<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Shop and premises</b>
	Rateable Value:	£15,870

**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**