

MODERN MEWS OFFICE/STUDIO
CLOSE TO CHURCH ROAD
705 sq ft
TO LET



6 VICTORIA GROVE
HOVE
BN3 2LJ

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LOCATION

The property is situated just off the highly prominent location on Brighton and Hove's thoroughfare of Church Road. The property is situated inside a small mews where its all been recently refurbished. It is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. The property is close to Palmeira Square and Hove seafront.

ACCOMMODATION

The premises comprise a newly refurbished ground floor office, arranged as follows:

Office/Studio**705 sq ft (65 m2)**

- Wooden Floor
- CAT 6 Cabling
- Concertina doors
- Brand new kitchen
- 1 x WC's + 1 Shower
- Feature Stable Doors





TENURE	Leasehold
LEASE	New internal repairing lease to be negotiated
RENT	£22,000 per annum exclusive
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Prop Ltd Tel: 01273 233333