

**LOWER GROUND FLOOR OFFICE SUITE
CENTRAL HOVE LOCATION
433 SQ FT
TO LET**



**61 CHURCH ROAD
HOVE
BN3 2BP**

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LOCATION

Situated in a highly popular office location in the heart of Hove's main commercial thoroughfare of Church Road. Church Road is a thriving commercial thoroughfare which includes all the major Banks, numerous restaurants and bars, a selection of single and multiple retailers and a wide variety of office occupiers. The premises is also close to the City Hall and the beach and is an eight to ten minute walk from Hove's mainline railway station and is on all the major Hove bus routes.

ACCOMMODATION

Lower Ground Floor office arranged as follows:

OFFICE**433 sq ft**

- Self Contained
- Kitchenette
- WC + HWF
- Good Natural Light
- Laminate Flooring
- GCH

TENURE

Leasehold/Licence

LEASE

A new Lease/licence for a term to be agreed

RENT

£15,000 pax

VIEWING

Strictly via a prior appointment through sole agent:

Tom Graves Prop Ltd

Tel: 01273 233333