



CENTRAL HOVE OFFICES
2,654 SQ FT (247 m2)
SUBSTANTIAL RENT FREE AVAILABLE
TO LET



70-72 CHURCH ROAD
HOVE
BN3 2FP

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LOCATION: Situated on the Southern side of Church Road on the busy corner of Third Avenue directly opposite Lloyds Bank and Natwest Bank. Church Road is the main commercial thoroughfare of Hove with a variety of retailers, bars, restaurants and banks. Tesco superstore is located a short distance to the west and Hove station is also walking distance.

ACCOMMODATION: The premises comprise a first, second and third floor self contained offices as follows:

ACCOMODATION

First Floor	989 sq ft
Second Floor	935 sq ft
Third Floor	935 sq ft
Total	2,654 sq ft

TENURE Leasehold

LEASE New FRI lease, flexible terms available

RENT **£53,100 per annum exclusive**

RENT FREE RENT FREE AVAILABLE FOR UP TO 18 MONTHS TO HELP WITH EXISTING TENANTS REFURBISHMENTS.

RATES Rateable Value TBC

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through joint sole agents:

Tom Graves Prop Ltd
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