

GROUND FLOOR RETAIL UNIT TO LET

185 Church Road, Hove, East Sussex, BN3 2AB

LOCATION:

The property is situated on the northern side of Church Road, Hove opposite Hove library and close to the junction of New Church Road and Sackville Road. Tesco superstore and George Street thoroughfare are located a few hundred yards to the east whilst nearby occupiers include Mishon Mackay Estate Agents, Hove Tandoori and a variety of treatment clinics and retailers.

DESCRIPTION:

Refurbished ground floor shop unit comprising retail space with rear storage/office & WC.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	16'10"	5.13m
Net frontage	13'7"	4.14m
Shop width	13'5"	4.09m
Shop depth	16'7"	5.05m
Built depth	31'11"	9.73m
Sales area	222 sq ft	20.62 sq m
Office	132 sq ft	12.45 sq m
WC		

LEASE:

Available by way of a new effective full repairing and insuring lease for a minimum term of 5 years.

RENT:

£10,000 per annum exclusive of rates, VAT and all other outgoings.

SERVICE CHARGE:

on application.

RATES:

Rateable Value: £7,300 UBR 49.1p (April 2019/2020).



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference No : 0392-9949-9430-0000-3203

The energy efficiency rating for this property is C65.

A full copy of the EPC can be viewed at:

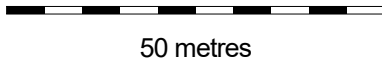
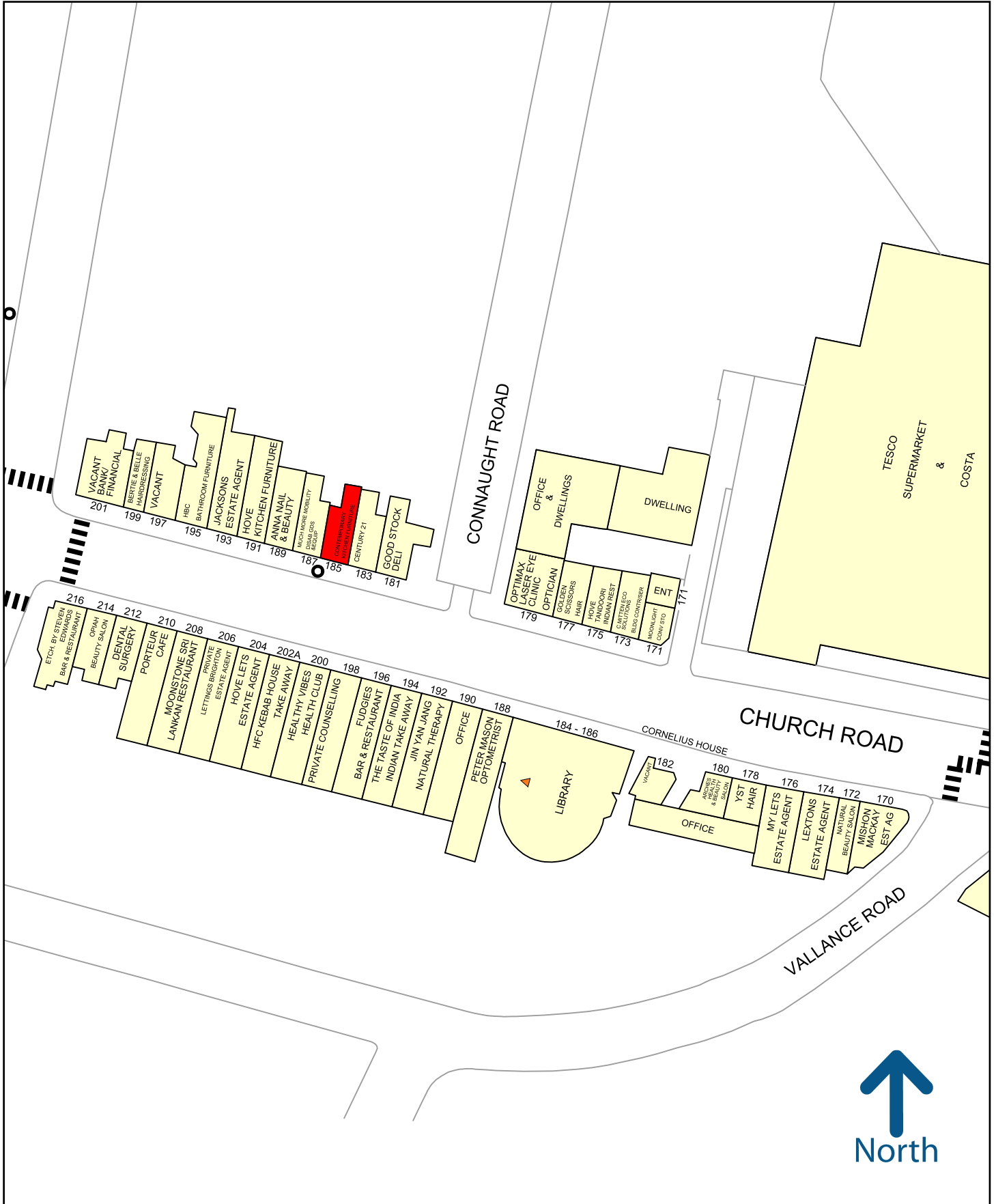
www.epcregister.com

LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through agents Carr and Priddle on **01273 208010**.



Experian Goad Plan Created: 15/01/2020
Created By: Carr And Priddle

