

FOR SALE - A1/A2 RETAIL UNIT
172 CHURCH ROAD, HOVE BN3 2DJ

LOCATION:

The property is prominently located on the southern side of Church Road, opposite Tesco's Supermarket (310 car spaces). Regular bus services run past the property to and from central Brighton whilst the Seafront is also only a short walk away.

Nearby occupiers in Church Road include Lextons, Mishon McKay, Mylets, Parkers Chartered Accountants, Hove Library, Peter Marson Optometrist, Optimax Laser Eye Clinic and 190. Hove railway station is 0.6 miles (13 mins walk). On street car-parking is available nearby.

DESCRIPTION:

The premises comprise a ground floor retail unit with rear W.C. The property and benefits from display lighting, good natural light, tiled floor, and a fully glazed frontage.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	14' 4"	4.37 m
Net Frontage	12' 11"	3.94 m
Internal Width	13' 2"	4.01 m
Shop Depth	14' 5"	4.39 m
Sales Area	190 sq ft	17.7 sq m
WC		

FOR SALE:

Sale of the long leasehold interest title number ESX54702 which we are informed is for a term of 125 years from 25th March 1980 having 85 years unexpired, at a ground rent of £10 per annum.

PRICE:

Offers in the region of £110,000 for the long leasehold interest.

VAT:

We are advised that the property is not elected for VAT.

RATES:

Rateable Value: £5,000 UBR 49.9p (April 2020/2021).
 (Small Business Rates Relief).

Retail occupiers are able to apply for a business rates holiday for the current rating year expiring 31st March 2021.



ENERGY PERFORMANCE CERTIFICATE:

EPC applied for.

LEGAL COSTS:

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

VIEWING:

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



CARR & PRIDDLE

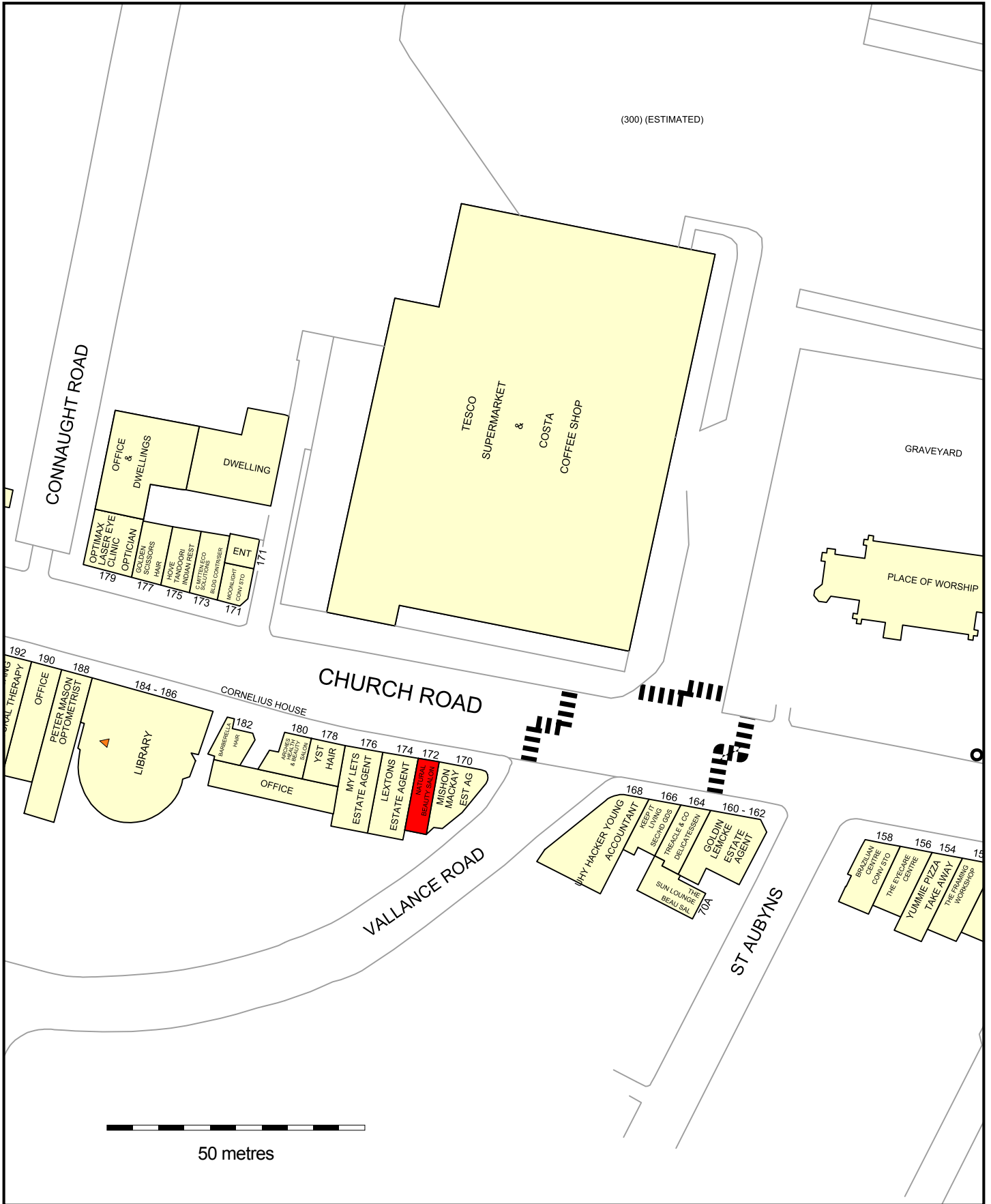
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Created By: Carr And Priddle

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