

TO LET

**UPPER THREE FLOORS
200.02 SQ M (2,153 SQ FT)
CONSIDERED SUITABLE FOR A VARIETY OF USES**

170 Church Road, Hove, BN3 2DJ



Summary

Available Size	2,153 sq ft
Rent	£37,500 per annum exclusive, if taken as a whole
Business Rates	The upper three floors are currently rated as a whole with a UBR of £33,250 with a UBR of 43.2 p in £
EPC Rating	E (109)

Location

The premises are located on the western end of Church Road, adjacent to Hove library and opposite Tesco supermarket. Church Road is a thriving commercial thoroughfare which includes all the major banks, numerous restaurants and bars and a selection of single and multiple retailers along with a wide variety of office occupiers.

Description

Property comprises the three upper floors of this end of terrace 4-storey building, benefiting from its own self-contained access to the rear.

The floors are available to be taken as a whole, or can be let separately to suit an occupier’s needs.

The accommodation was previously used as a dance school and is considered suitable for a wide variety of uses falling within Use Class E.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
First Floor	702	65.22
Second Floor	800	74.32
Third Floor	651	60.48
Total	2,153	200.02

Terms

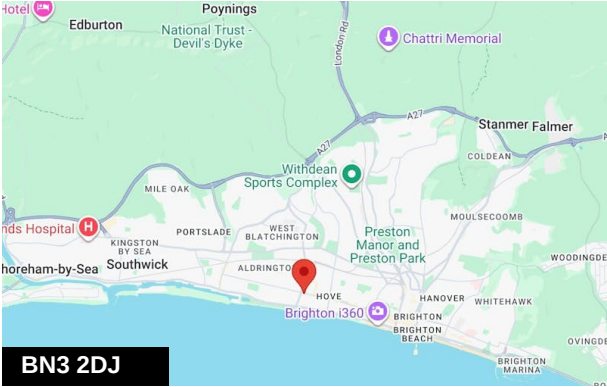
The premises are available by way of a new lease(s) on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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