

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
Business Rates	Rateable Value of £33,250 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
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 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

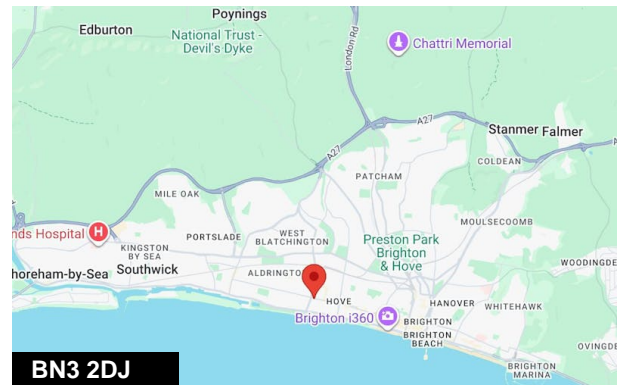
The premises are available by way of a new lease on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Hugh McShane

01273 427650 | 07785 503783

hm@crickmay.co.uk

More details @ crickmay.co.uk



Crickmay Chartered Surveyors

49 Church Road, Hove, East Sussex, BN3 2BE

T: 01273 413420 | crickmay.co.uk

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

