



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

POPULAR HOVE THOROUGHFARE A2 OFFICE / SHOP with parking TO LET



174 CHURCH ROAD, HOVE, BN3 2DJ

Situated in one of Hove's premier thoroughfares where many retail, restaurant and professional operators are represented. The premises are located close to Hove Library and there is a large Tesco store nearby. Church Road is on a well-served bus route providing an important link to the city centre (see location plan attached). The premises briefly comprise:

Fascia Frontage 22'9 (6.93 m)

Ground Floor Office (A2) / Shop

width **20'3** (6.17 m), depth **35'8** (10.87 m) providing a floor area of **684 ft²** (63.54 m²)

rear office **105 ft²** (9.75 m²)

WC

Lower Ground Floor

kitchen

Two off-street parking spaces

fronting onto Vallance Road

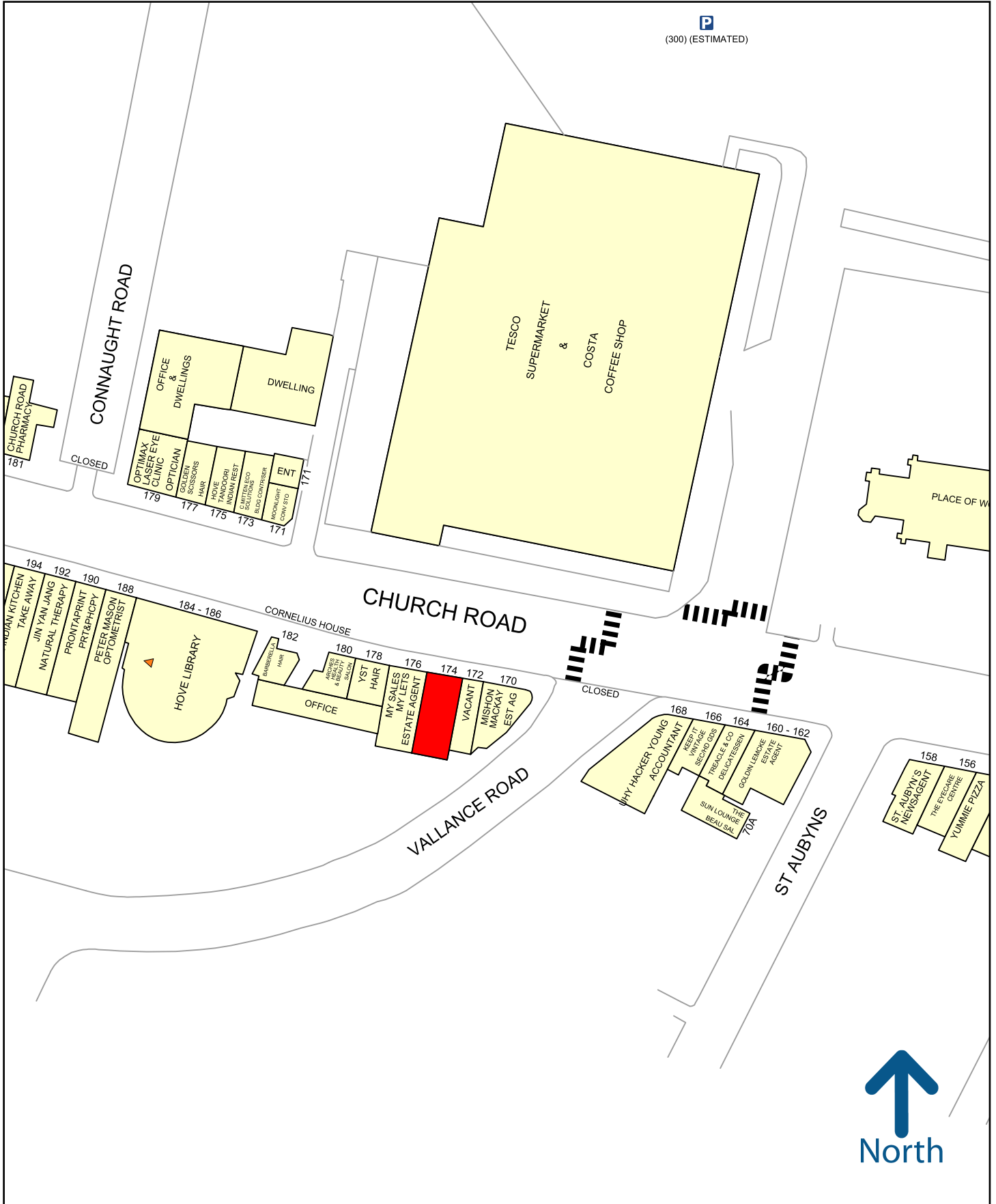
All measurements are approximate

Services and amenities not tested

Rateable Value: £19,000 (Draft 2017 Rateable Value £20,500)

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rental are invited in the region of **£25,000 per annum** exclusive.

Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER**



50 metres

Experian Goad Plan Created: 01/02/2017
Created By: Graves Son and Pilcher LLP



Energy Performance Certificate

Non-Domestic Building



174, Church Road
HOVE
BN3 2DJ

Certificate Reference Number:
0370-0931-5100-2297-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 74

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 172
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

56 If newly built

98 If typical of the existing stock