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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.

Due to Relocation POPULAR HOVE THOROUGHFARE LOCK-UP A2 OFFICE / SHOP LEASE AVAILABLE



176 CHURCH ROAD, HOVE

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 Tesco store nearby. Church Road is on a well-served bus route providing an important link to the city centre (see location plan overleaf). The premises briefly comprise:

Fascia Frontage 22'5" (6.83 m)

Ground Floor Office (A2)/Shop

width **16'10"** (5.13 m) widening at rear, overall depth **41'3"** (12.57 m)
presently partitioned as two areas providing a floor area of **770 ft²** (71.53 m²)

rear office **81 ft²** (7.52 m²)

kitchen, shower room and WC

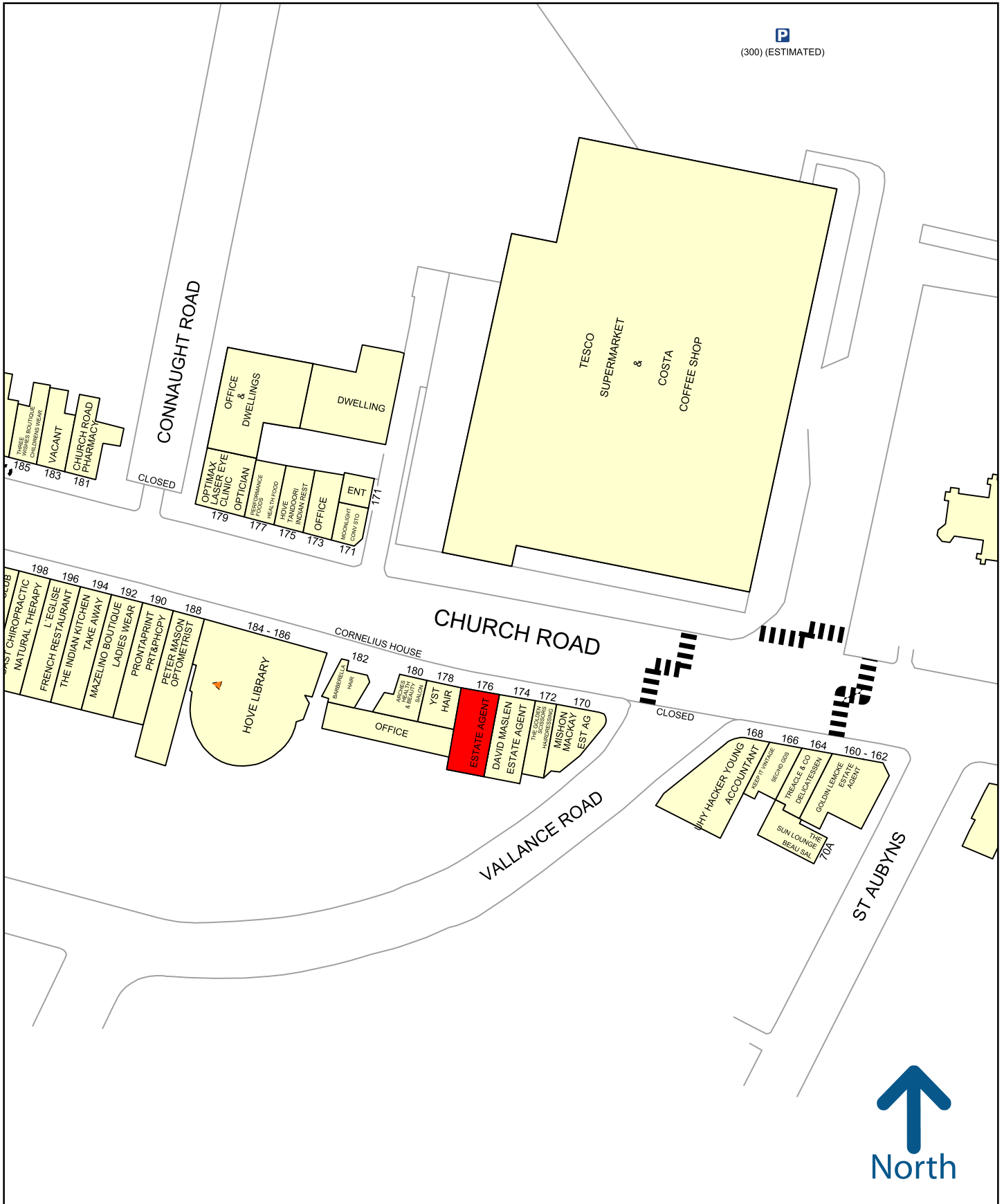
all measurements are approximate

services and amenities not tested

Rateable Value: £14,750

The premises are held on a lease for a term expiring 29 March 2016 at a present rental of **£17,500 per annum** exclusive. A longer lease is available by negotiation subject to the incoming tenant paying the landlord's legal costs in this matter.

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



50 metres

Experian Goad Plan Created: 20/08/2014
Created By: Graves Son and Pilcher LLP

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



176, Church Road
HOVE
BN3 2DJ

Certificate Reference Number:
0970-0730-0659-9326-6002

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

◀ 70

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	89
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	102.72

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

51 If typical of the existing stock