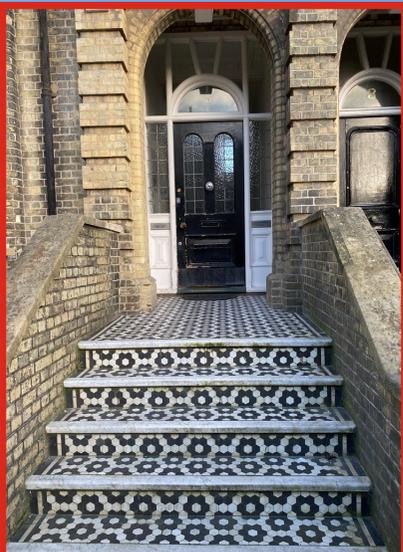


**PRIME CENTRAL HOVE
B1 OFFICE / D1 EDUCATIONAL USE
GROUND & LOWER GROUND FLOOR**

TO LET



GROUND & LOWER GROUND FLOOR

5 THE DRIVE, HOVE BN3 3JE



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

The offices are situated on The Drive, one of Hove's prestigious and popular locations.

The Drive is a sought after location for professionals with accountants, solicitors, medical and dental practices in close proximity. Nearby Church Road is a busy retail thoroughfare with a variety of restaurants, coffee shops, banks, estate agents, grocery stores. Brighton and Hove City Council services are available at Hove Town Hall located in Norton Road, off Church Road.

Accommodation

The premises comprises ground and lower ground floor offices set within an imposing period building with the added benefit of private car parking for approximately 6 cars. There are ladies WCs on the ground floor and male WCs with shower on the lower ground floor.

Ground Floor	852 ft ²	79.22 m ²
Lower Ground Floor	802 ft ²	74.57 m ²

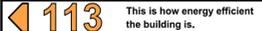
services not tested
all measurements are approximate

Terms

The premises are let on an internal repairing and insuring lease, from 18 August 2014, for a term of 10 years.

The offices are available by way of an assignment of the current lease at £21,500 per annum, exclusive, subject to rent reviews at five yearly intervals. VAT is not chargeable on the terms quoted.

Rateable Value £17,750

EPC  

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**

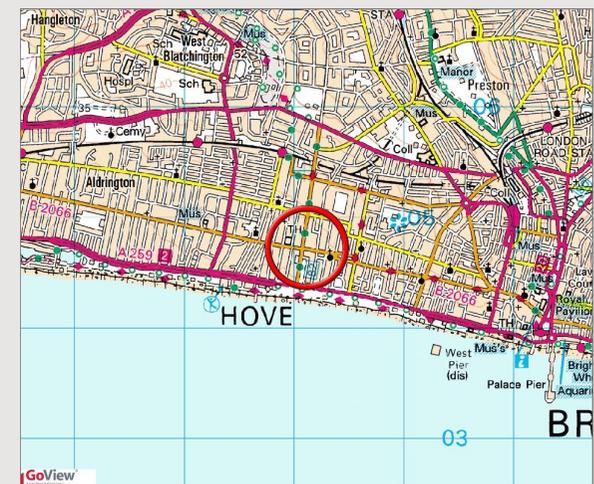
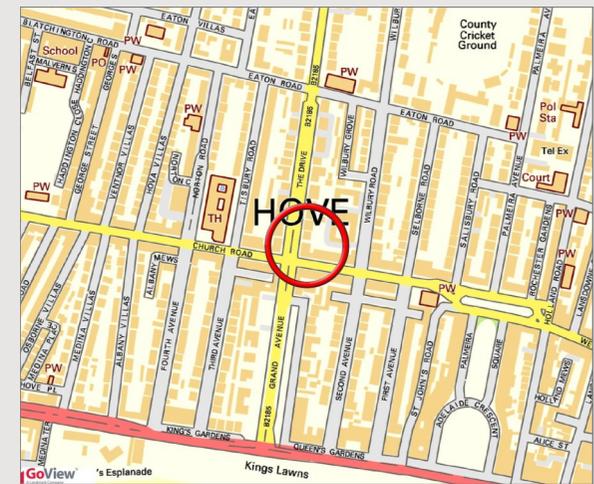
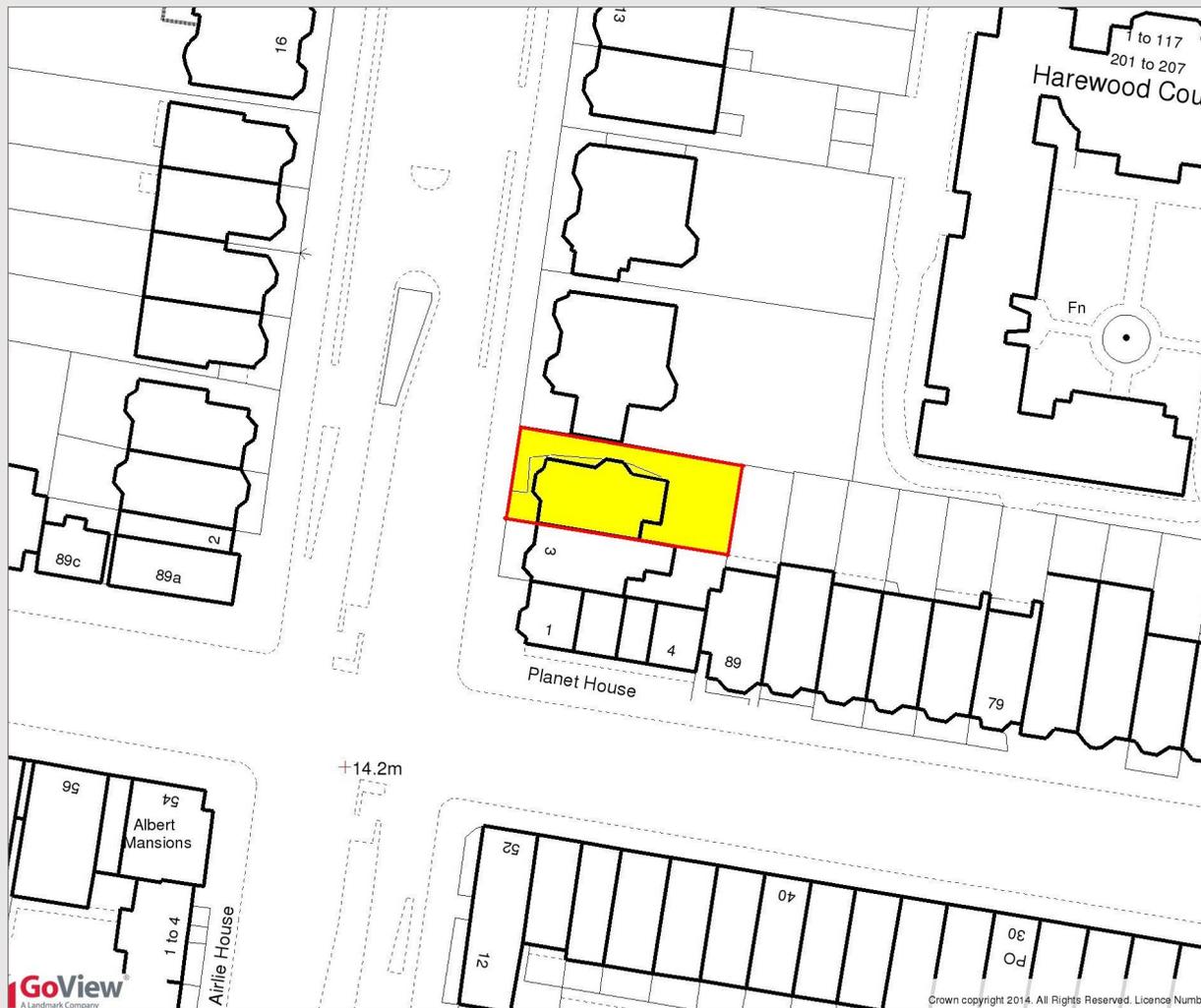


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