

CENTRAL HOVE OFFICE TO LET



40 CHURCH ROAD

HOVE BN3 2FN



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the southern side of Church Road in central Hove and on the main commercial thoroughfare. Local and national traders close by include: Fatto a Mano, The Gin Tub, Libation and Baked.

Description

A chance to acquire this prominent office space in central Hove. The accommodation is configured over four floors with self-contained entrance fronting Church Road.

First Floor		437 ft ²	40.5 m ²
Second Floor		443 ft ²	41.2 m ²
Third Floor		370 ft ²	34.4 m ²
Fourth Floor	Storage	260 ft ²	24.2 m ²
Total Floor Area		1,510 ft ²	140.3 m ²

- ◆ fully carpeted throughout ◆ door entry system ◆ feature fireplace ◆
- ◆ sea views ◆ separate male & female WCs ◆

Terms

A new full repairing & insuring lease for a term to be agreed at a commencing level of **£18,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees. The property may be elected for VAT and therefore VAT may be payable on the terms quoted.

Rateable Value £14,000 **EPC Rating** Applied for

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

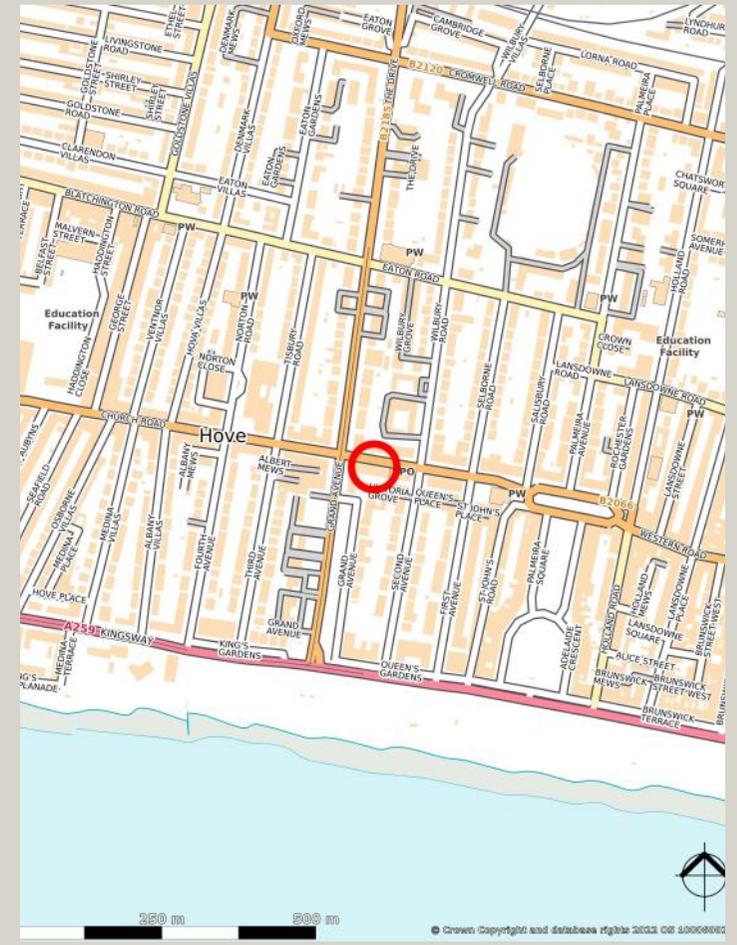
amenities and services not tested
measurements are approximate



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