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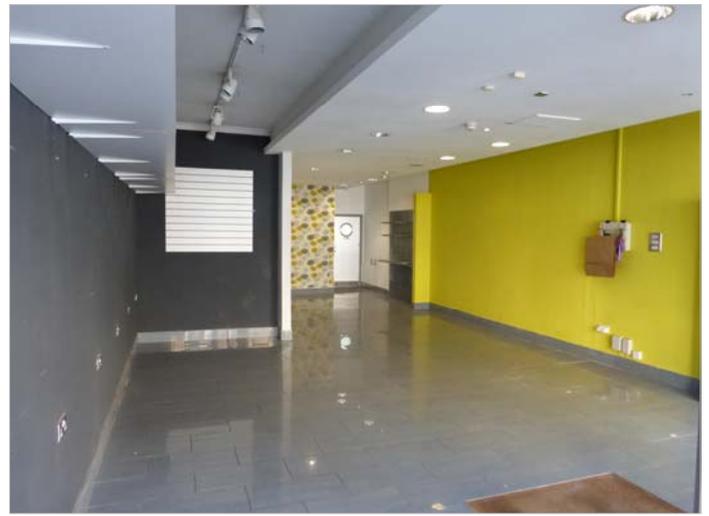
email: info@gsp.uk.com

www.gsp.uk.com

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 LOCK-UP SHOP in all 816 ft² (75.81m²) TO LET - NO PREMIUM



100 CHURCH ROAD, HOVE

The premises are situated in one of Hove's premier thoroughfares where many retail, restaurant and professional operators are represented. 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:

Frontage 17'2" (5.23m)

Ground Floor Shop

maximum width 17'8" (5.38m), depth 43'2" (13.16m)

providing a sales area of 734ft² (68.19m²)

two ancillary areas in all 82ft² (7.62m²)

kitchen, WC

All measurements are approximate

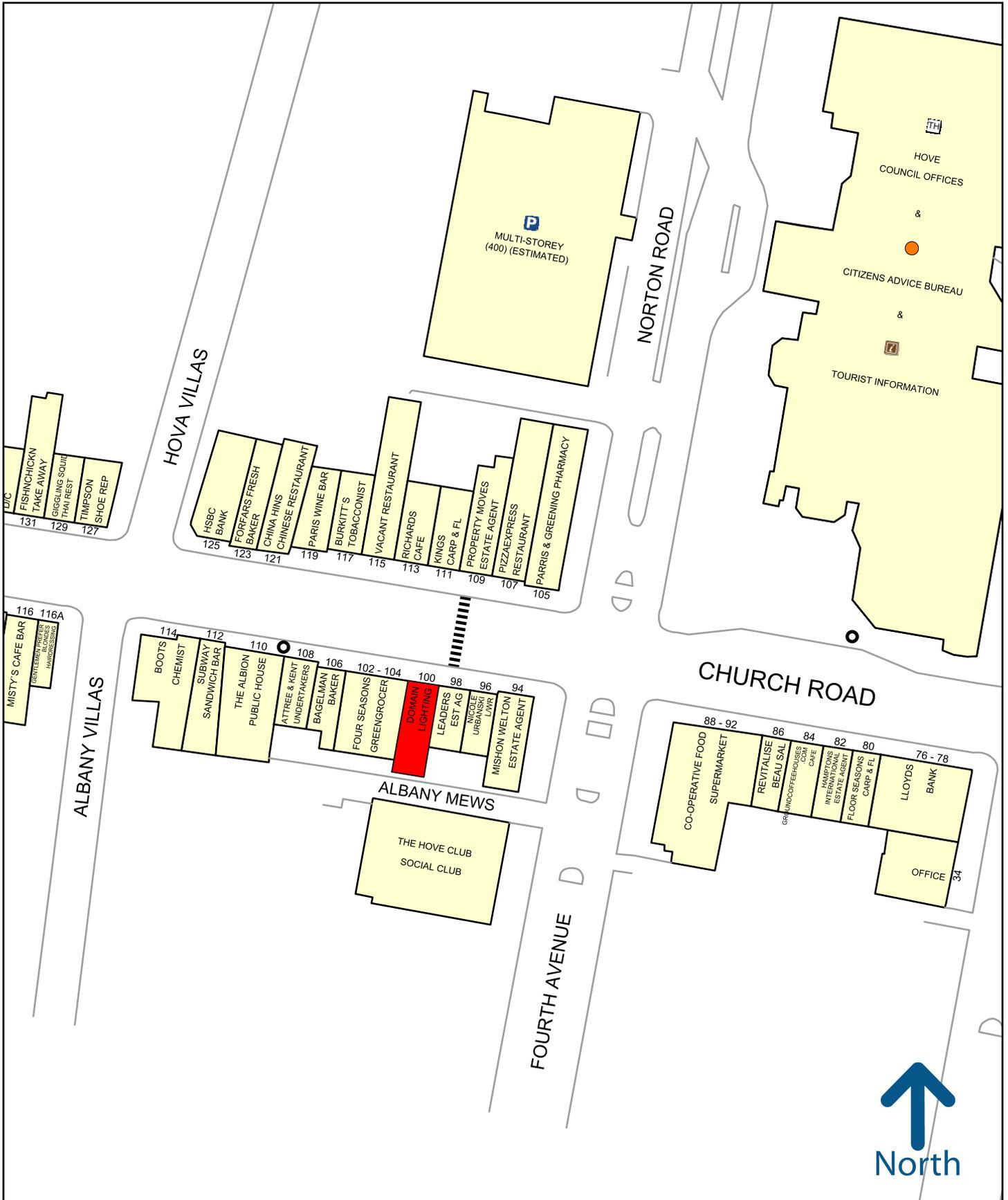
Services not tested

Rateable Value: £24,500

The premises are **TO LET** on a sublease for a term expiring July 2019. Offers of rental are invited in the region of **£24,500 per annum** exclusive. The lease will be excluded from the provisions of the Landlord & Tenant Act 1954 for the purposes of renewal and compensation.

NO PREMIUM

Viewing by strict appointment with Joint Sole LETTING AGENTS, **GRAVES SON & PILCHER & David Menzies Associates** - Nicholas Menzies 020 7491 7777



Experian Goad Plan Created: 01/07/2014
 Created By: Graves Son and Pilcher LLP

For more information on our products and services:
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Energy Performance Certificate

Non-Domestic Building



100, Church Road
HOVE
BN3 2EB

Certificate Reference Number:
0360-0734-4729-7129-8002

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

A+

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

Less energy efficient

118

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 75
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 188.74

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

71

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.