

# PROMINENT E CLASS PREMISES TO LET



**56 CHURCH ROAD**

**HOVE BN3 2FP**



**GRAVES  
SON &  
PILCHER**

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## Location

Situated on the south side of the well-established commercial thoroughfare of Church Road in central Hove and close to the junction of Grande Avenue. Brighton & Hove City Council offices at Hove Town Hall are close by, with multiple national and local traders in close proximity to include; Velvet, Wild Flor, Co-op Food, NatWest Bank and Fatto a Mano.

## Accommodation

An opportunity to occupy this prominent central Hove E class premises which would suit a variety of occupiers. Comprising of ground floor accommodation the space is currently configured into three main rooms but could easily be opened up to create one large open plan sales area. To the rear of the premises is a staff w/c facility and kitchenette with carpet and timber flooring throughout, track and spot lighting, large glass frontage, air conditioning and electric security shutters.

Approximate net internal floors areas are:

Ground Floor Sales	1,470 ft <sup>2</sup>	136 m <sup>2</sup>
Total Size	1,521 ft <sup>2</sup>	141.3 m <sup>2</sup>

amenities and services not tested  
all measurements are approximate

## Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £55,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £40,000

**EPC** Applied for

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



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