



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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BUSY HOVE THOROUGHFARE LOCK-UP SHOP PREMISES LEASE AVAILABLE – NO PREMIUM



214 CHURCH ROAD, HOVE, BN3 2DJ

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 large Tesco store nearby. Church Road is on a well-served bus route providing an important link to the city centre (see attached located plan).

The premises benefit from an A1 Retail unit, with ancillary lower ground floor tattoo studio, as well as a premises licence. The premises briefly comprise:

Fascia Frontage 18'6 (5.63 m)

Ground Floor Shop

max width **15'** (4.57 m), overall depth **35'7** (10.84 m)
providing a sales area of **419 ft²** (38.92 m²)

WC

Lower Ground Floor

tattoo studio **375 ft²** (34.83 m²), office **103 ft²** (9.56 m²),
store **28 ft²** (2.6 m²)

WC

All measurements are approximate

Rateable Value: £9,300

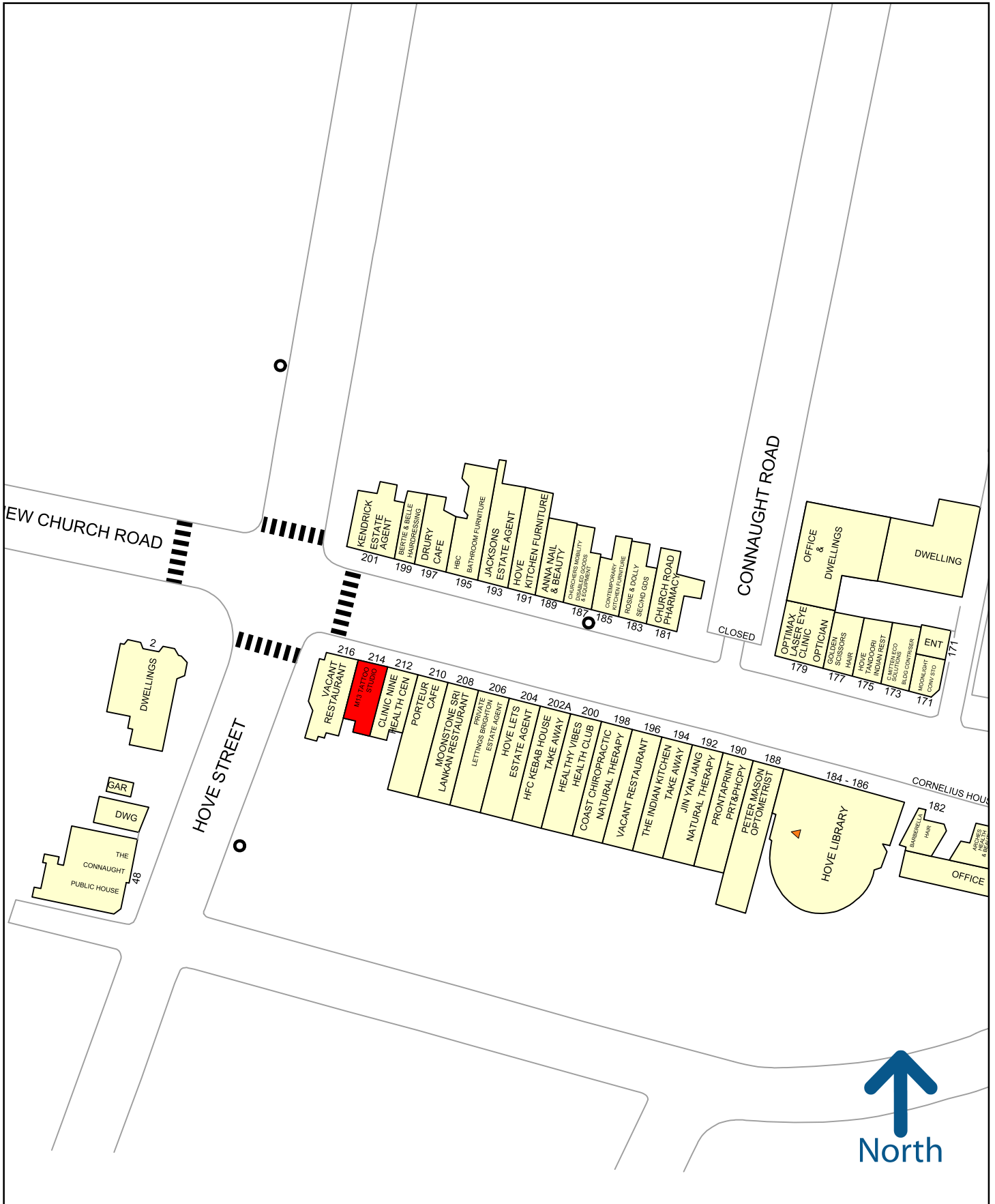
Services and amenities not tested

EPC applied for

The premises are available by way of an assignment of the existing lease from 2 September 2014 for a term of 6 years at a present rental of **£14,000 per annum**, exclusive, without further review.

NO PREMIUM

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



50 metres

Experian Goad Plan Created: 20/06/2018
Created By: Graves Son and Pilcher LLP

