

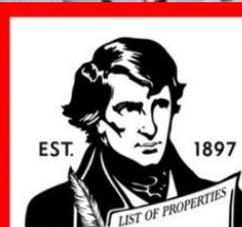
NEWLY REFURBISHED OFFICE

TO LET



56 FIRST AVENUE

HOVE BN3 2FF



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in the heart of Hove with the sought after address of First Avenue and just off Church Road, one of the main commercial thoroughfares of the city. Multiple national and local traders, including Gigglings Squid, Hixon Green, Otello, HSBC Bank and The Flour Pot Bakery are close by. Hove Seafront is a short walk south.

Accommodation

A chance to acquire this prominent ground floor office space with entrance from First Avenue and St John's Place. The property has been recently refurbished to a high standard to include new flooring, LED lighting, kitchen and DDA compliant WC facility, gas central heating alongside an enclosed courtyard with separate WC. Numerous data, cabling points and floor boxes have also been installed throughout the property.

Office	763 ft ²	70.8 m ²
Courtyard	216 ft ²	21.8 m ²
TOTAL	979 ft²	90.9 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£20,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £6,000

EPC Rating To be assessed

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

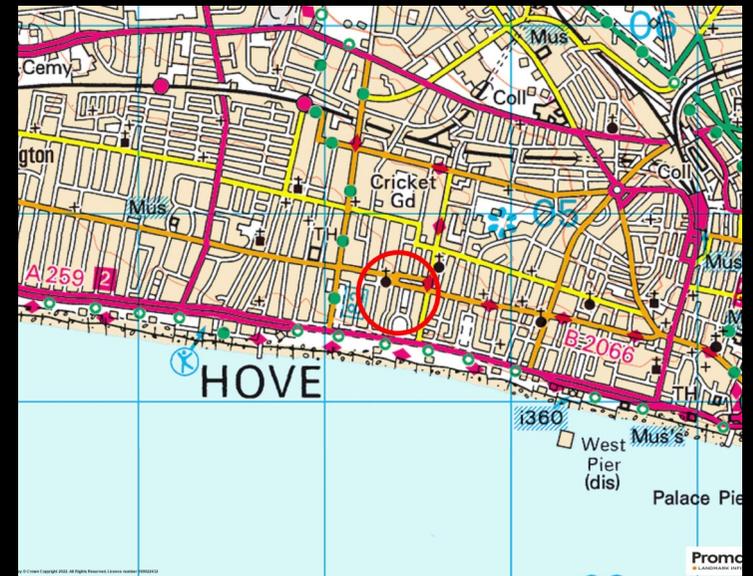
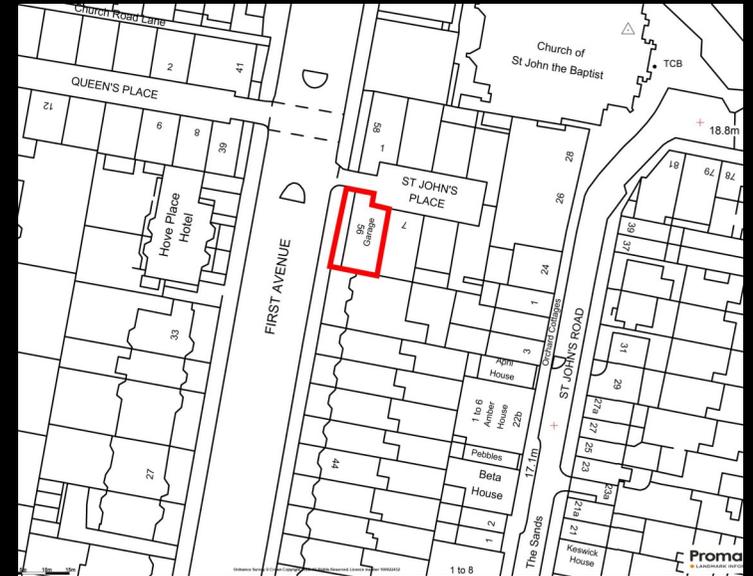
amenities and services not tested
measurements are approximate and gross internal



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