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Commercial & Residential 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.

BUSY HOVE THOROUGHFARE LOCK-UP SHOP TO LET



158 CHURCH ROAD, HOVE, BN3 2DL

Situated in a prominent corner location on the prime retail thoroughfare of Church Road opposite George Street and Tesco supermarket (see location plan attached). The premises are arranged over ground and basement, and briefly comprise:

Fascia Frontage 21'6 (6.6 m)

Ground Floor

width **21'4** (6.5m), overall depth **29'8** (9.04m) providing a sales area of **522 ft²** (48.49 m²)

rear office **83 ft²** (7.71 m²)

WC

Basement

3 rooms in all **496 ft²** (46 m²)

All measurements are approximate

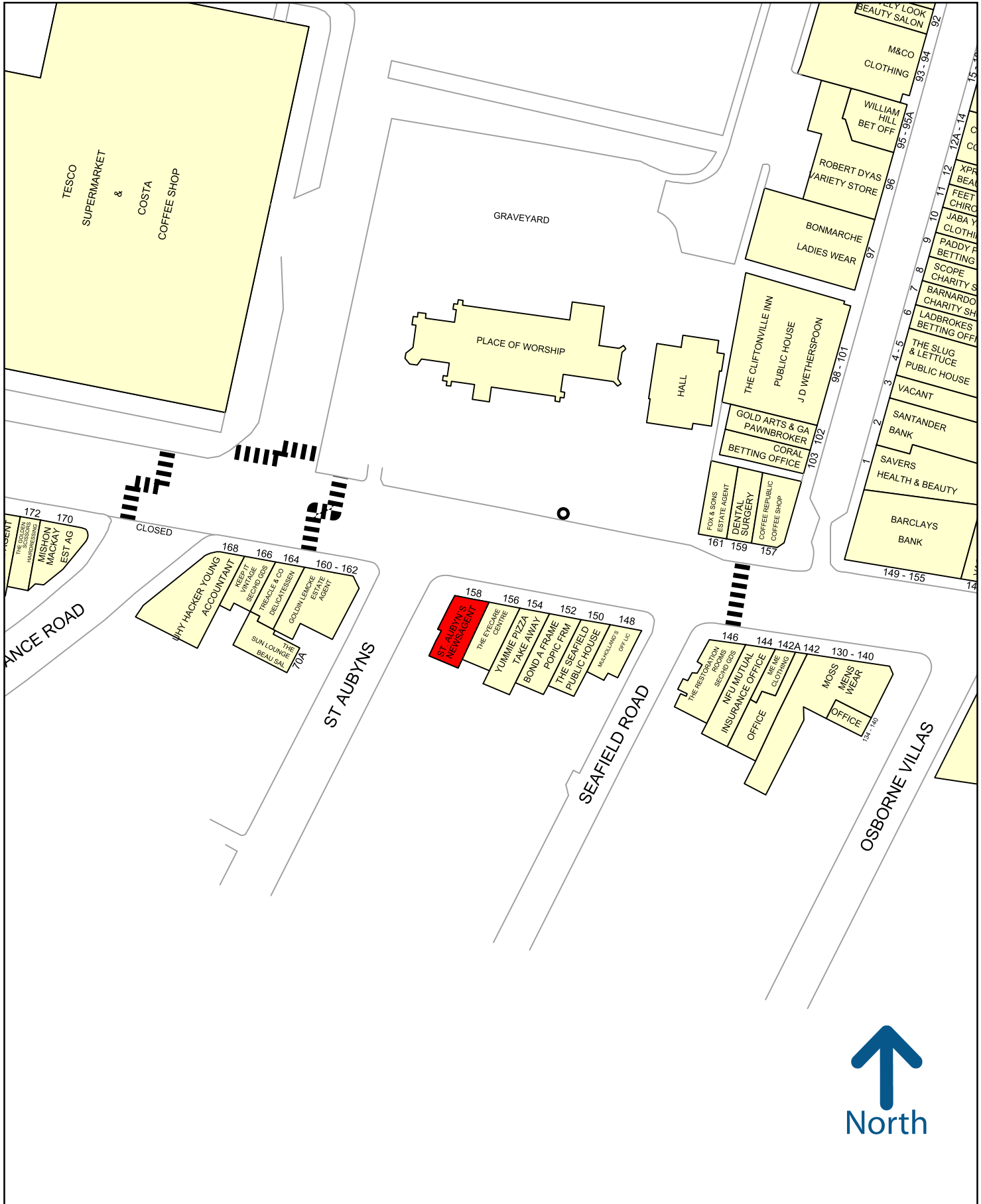
Services and amenities not tested

Rateable Value: £19,250

The premises are **TO LET** on a new lease for a term to be agreed. Offers of rental are invited in the region of **£27,500 per annum** exclusive.

NO PREMIUM

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



50 metres

Experian Goad Plan Created: 04/02/2016
Created By: Graves Son and Pilcher LLP



Energy Performance Certificate

Non-Domestic Building



St. Aubyns Newsagent
158 Church Road
HOVE
BN3 2DL

Certificate Reference Number:
9118-3077-0435-0700-6301

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



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

◀ **100** This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	138
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	84.51
Primary energy use (kWh/m ² per year):	499.87

Benchmarks

Buildings similar to this one could have ratings as follows:

- 29** If newly built
- 84** If typical of the existing stock