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3 Chapel Mews, Hove, East Sussex, BN3  
1AR

TO LET: MEWS STYLE COMMERCIAL UNIT WITH PARKING

# LOCATION

Nestled within Chapel Studios, a charming mews development tucked away from the urban clamour, this property enjoys a tranquil setting just off Waterloo Street in Hove. It provides a peaceful atmosphere while remaining conveniently close to central Brighton and the scenic seafront, both reachable on foot for added accessibility and leisurely enjoyment.



## Description

Located within Chapel Studios, this versatile property can be utilised as an open-plan studio, storage or workshop/light industrial space. Positioned with convenience in mind, it's just a stone's throw away from Hove's picturesque seafront and local amenities.

Ready for immediate occupancy with a new lease and perfectly tailored to accommodate a variety of business needs. Onsite parking, storage options, and WC facilities further enhance its practicality, ensuring a seamless work environment.

## Key Features

- Charming mews property
- Eligible for small business rates relief
- Reserved parking included
- Close to the seafront
- New lease available - ready for immediate occupation

## Accommodation

The Ground Floor is arranged as follows:

- Internal Width (Max): 19'1"
- Internal Depth (Max): 36'4"

**Total Accommodation (GIA) – 665 sq ft (61.8 m2)**

## Amenities

- Durable cement workshop flooring
- 3-phase electric heating
- Abundant plug sockets for convenience
- Perimeter trunking
- Recessed LED lighting for energy efficiency
- Useful storage
- WC facility
- Designated parking space

## Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £12,500 per annum, exclusive.

## Rent Review

By negotiation.



## Repairing Liability

Internal Repairing & Insuring.

No service charge payable.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Workshop and premises
- Rateable Value: £8,100.00
- Rates Payable:
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief.

## VAT

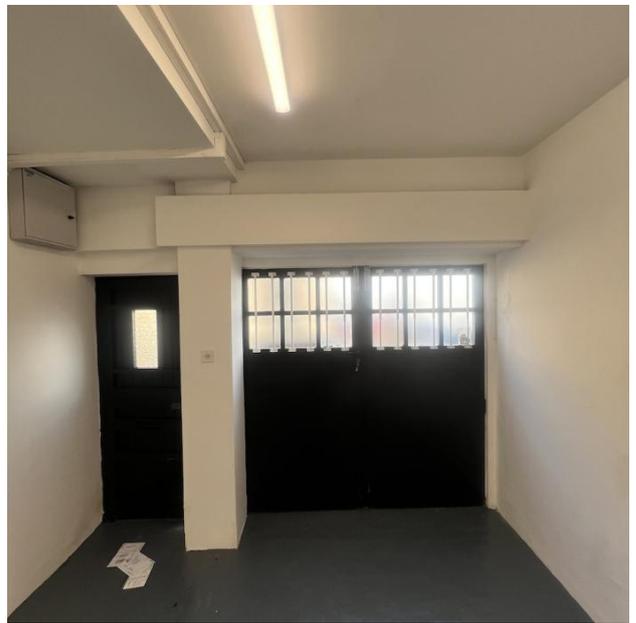
VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs incurred.

## Viewing Arrangements

Strictly via prior appointment through joint sole agent Graves Jenkins (t: 01273 701070).







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