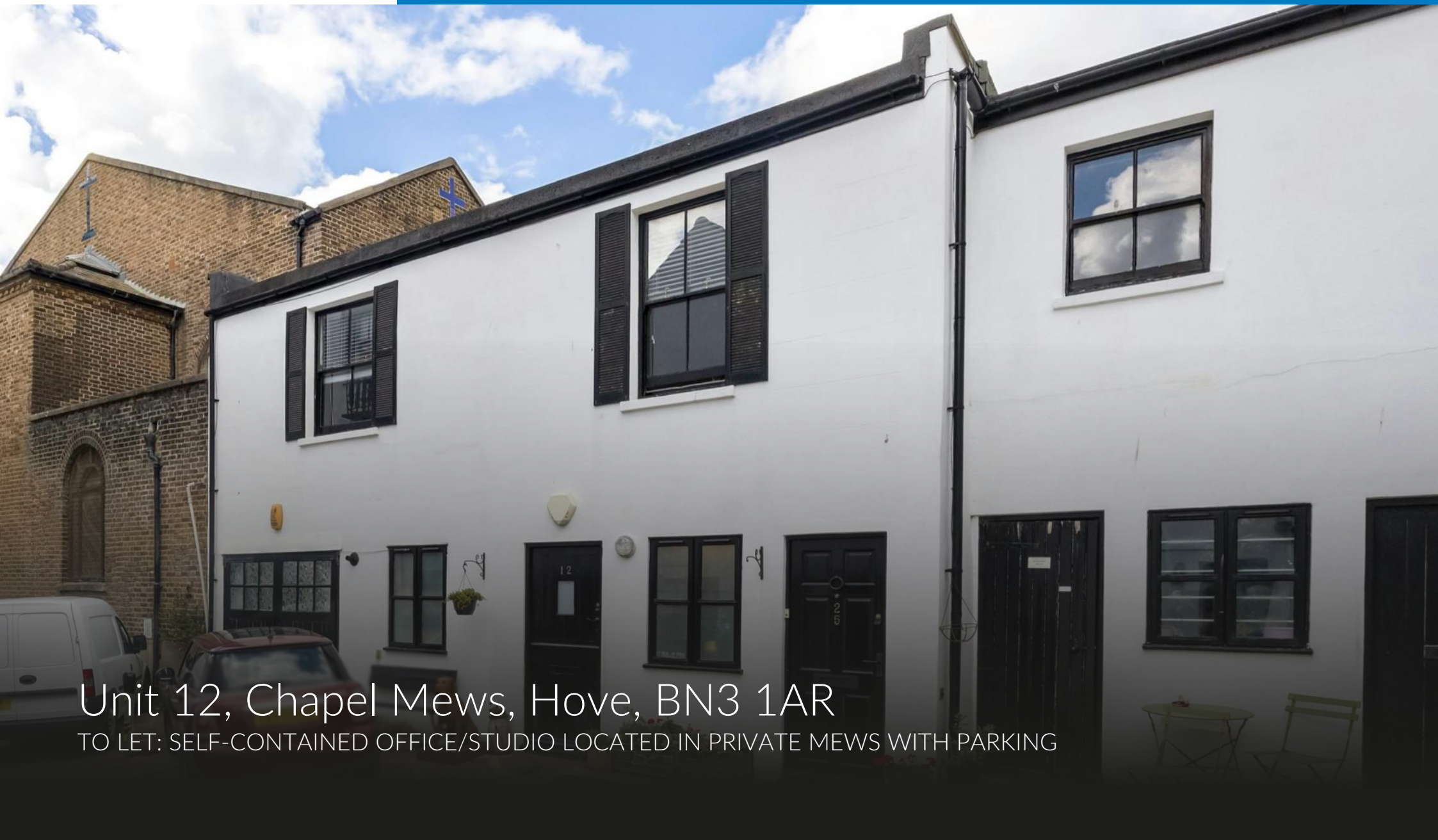
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Unit 12, Chapel Mews, Hove, BN3 1AR

TO LET: SELF-CONTAINED OFFICE/STUDIO LOCATED IN PRIVATE MEWS WITH PARKING

LOCATION



12 Chapel Mews occupies an attractive position on the Brighton & Hove border, accessed from Waterloo Street within a quiet and well-established private mews.

The property is conveniently located just a short walk from the seafront and within easy reach of the extensive amenities along Western Road and the surrounding streets, which offer a wide variety of independent cafés, pubs, restaurants, shops and leisure facilities. Nearby destinations include The Meeting Place Café, The Southern Belle, The Old Market and the wider Brunswick Town area.

Chapel Mews itself provides a quieter and more secluded setting despite its highly central location, with an established mix of commercial and residential occupiers creating a friendly and distinctive working environment. The Mews has also featured on the Artists Open Houses trail over a number of years, reinforcing its appeal to creative and studio-based occupiers.

Brighton city centre is readily accessible on foot, while regular bus services operate nearby along Kings Road and Western Road. Brighton railway station is also within walking distance, providing frequent services to London and destinations across the south coast.

Description:

An attractive ground-floor commercial unit forming part of the established and characterful Chapel Mews development.

The open plan accommodation would particularly suit a creative, professional or studio-based occupier seeking distinctive, self-contained accommodation within an established Brighton & Hove mews environment.

The premises benefit from good levels of natural light from front and rear windows, together with recently installed double-glazed rear windows. Internally, the accommodation includes a separate storage room, fitted kitchenette and WC, with timber-panel flooring, LED lighting and gas-fired central heating throughout.

A shared-use parking area is positioned immediately outside the property and is available to the commercial occupier during specified weekday and Saturday hours, with the precise arrangements to be documented within the new lease.

Key Features:

- Predominantly Open-Plan Accommodation
- Suitable for Studio, Office, Workshop or Light Industrial Uses
- Fitted Kitchenette and WC
- Eligible for Small Business Rates Relief
- No VAT Payable

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor71566.43Total71566.43

Rent:

£17,500 per annum

Terms:

A new lease is available at a quoting rent of £17,500 per annum exclusive.

Service Charge:

£2357.62 per annum
Based on the most recent service charge budget, the contribution (3.85%) includes expenditure towards items such as building insurance, general repairs and maintenance, reserve fund contributions and communal utility costs.

Specifications:

- Self-contained ground-floor commercial accommodation
- Open-plan layout
- Partitioned storage room
- Fitted kitchenette
- Separate WC
- Front and rear windows providing good levels of natural light
- Recently installed double-glazed rear windows
- Characterful double barn-style entrance doors
- Timber-panel flooring over a concrete base

- LED strip lighting throughout
- Gas-fired central heating with radiators
- Recently serviced gas boiler
- Shared-use parking area immediately outside the premises, subject to agreed hours
- Established mixed commercial and residential mews setting

Business Rates:

Rateable Value: £11250
Subject to the incoming occupier meeting the relevant eligibility criteria, the property may qualify for 100% Small Business Rates Relief, resulting in no business rates being payable.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.






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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.