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171a Church Road, Hove, BN3 2AB
TO LET: SMALL OFFICE OPPORTUNITY WITH PRIVATE PARKING

LOCATION



Situated to the western end of Church Road, Hove on the north side and close to the junction with Sackville Road and New Church Road. One of the main commercial thoroughfares in Hove and includes a number of retail, restaurant and office users together with a mixture of residential premises. The location is surrounded by a densely populated residential area, with close proximity to Portslade.

Description

A chance to acquire this unique office premises in the busy commercial thoroughfare of the sought-after Church Road area of Hove. The unit benefits from being recently refurbished throughout with private entrance, kitchenette and w/c facility with shower. The unit is ideally suited to a variety of office uses.

Key Features

- Ground Floor Office with Private Parking
- Prime Church Road, Hove Location
- Flexible Terms - New Lease
- Available Now

Accommodation

Guide Rent - £5,000 per annum exclusive.

Property Details

Ground Floor Office 151.34 sq ft (14.06 m2)

Amenities

- Wood effect laminate flooring
- High floor to ceiling height
- Period features throughout
- W/C and shower facility
- Good natural light
- Numerous power sockets (not tested)

Lease

A new lease for a term to be agreed.

Rent Review

By way of negotiation.

Repairing Liability

Effective Full Repairing and Insuring Lease.

Business Rates

Billing Authority: Brighton & Hove
Description: Office and premises



Rateable Value: £2,500
Rates Payable: -
Valid from April 2019 (current)

Potential Benefit from Small Business Rates Relief.

VAT

TBC.

Legal Fees

Each party is to pay for their own.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB