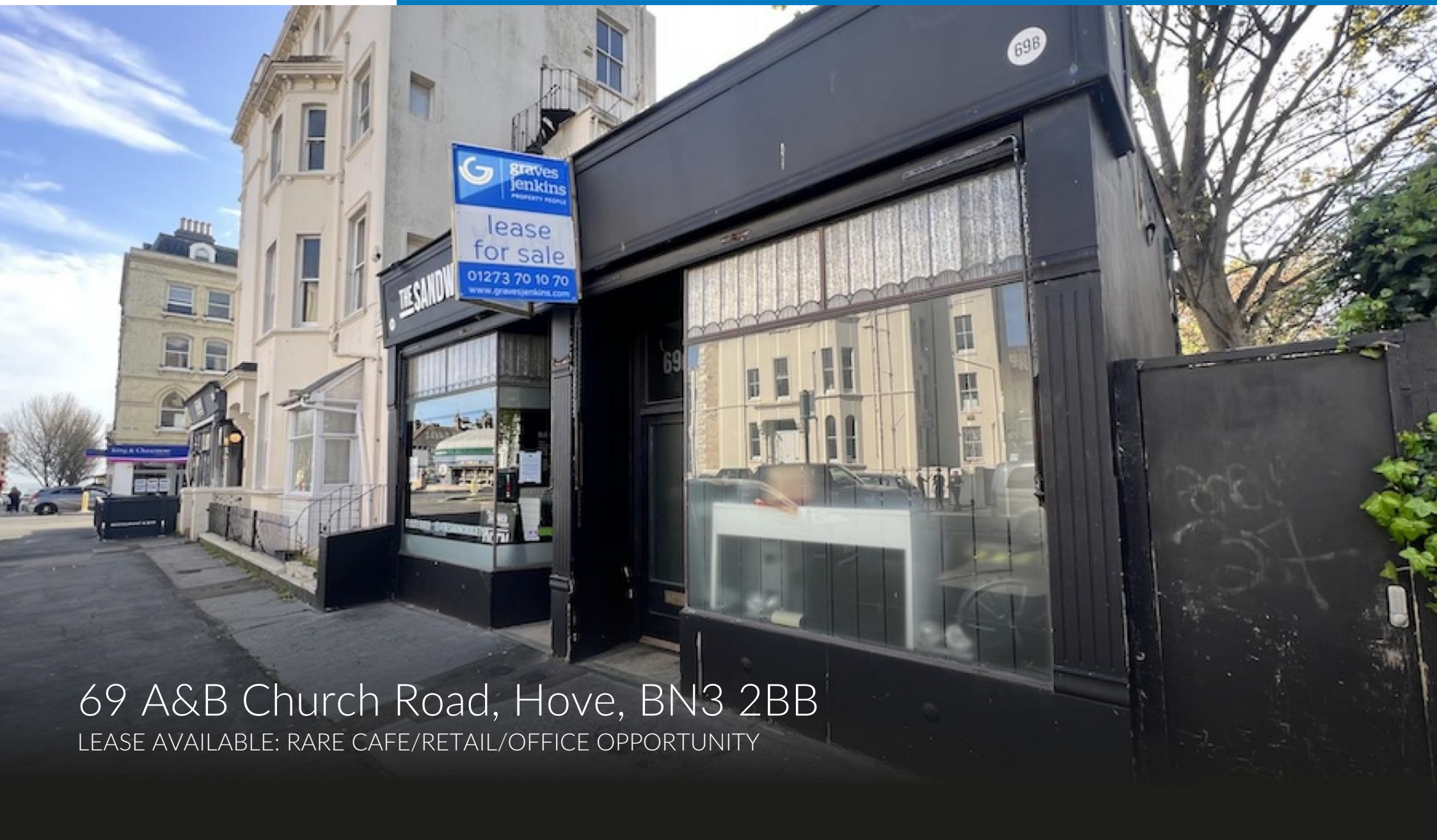




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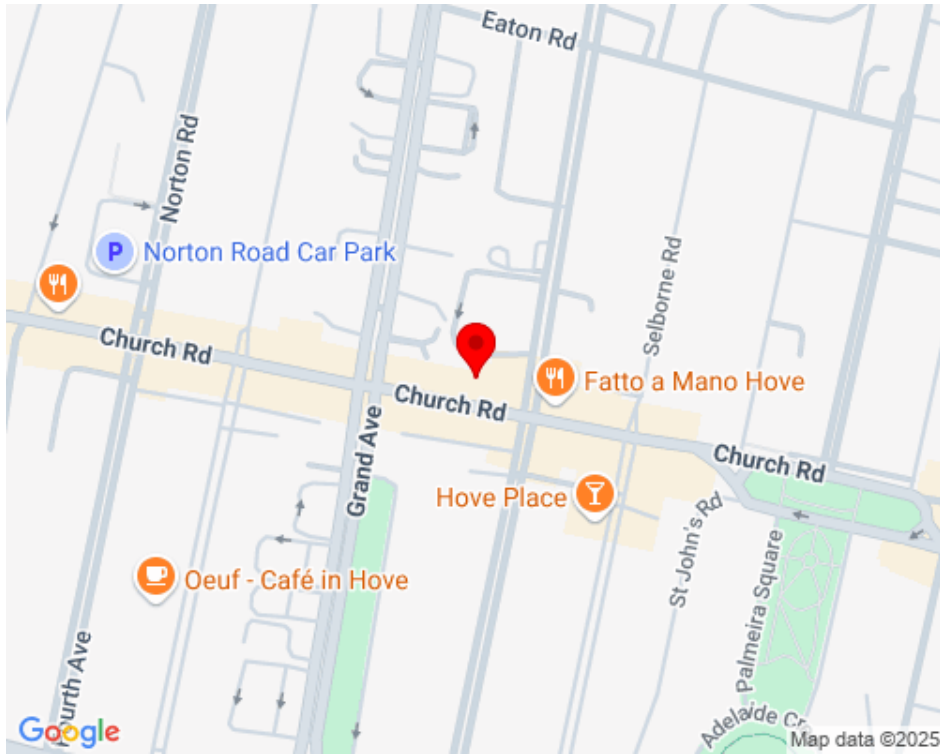
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69 A&B Church Road, Hove, BN3 2BB

LEASE AVAILABLE: RARE CAFE/RETAIL/OFFICE OPPORTUNITY

LOCATION



69 A&B Church Road is situated on the western side of Wilbury Road, at the southern end near the intersection of Church Road - one of central Hove's most sought-after commercial thoroughfares.

The premises is conveniently located next to the popular Baked Cafe and is surrounded by a range of well-known businesses, including Fatto A Mano Pizza, Mulberrys general store, and various local estate agents, independent restaurants, and specialist retail outlets.

Hove is a vibrant, densely populated residential area, and Church Road is the main commercial artery that connects Western Road to New Church Road. With Hove Station only a 15-minute walk (0.8 miles) away, and the Sussex County Cricket Club just a short stroll from the premises, this location is both convenient and highly desirable.

Description

A unique opportunity to acquire prime commercial premises located in the highly sought-after area of Church Road, Hove.

The versatile unit falls under the 'Class E' category, making it suitable for a wide range of potential tenants and includes several period building features that exude character and charm. Amenities such as storage facilities, W/C, and coveted outside seating space make this property a desirable choice for any business looking to establish a presence in this thriving area.

Key Features

- Character Ground Floor Premises
- Desired Church Road, Hove Location
- Outside Seating Available
- 15-minute walk to Hove Station

Accommodation

69A Ground Floor: 160 sq ft (14.86 m2)

- Maximum Internal Width - 12.06 ft (3.67m)
- Maximum Internal Depth - 13.95 ft (4.25m)

Attractive shopfront with an open trading area and rear storage.

69B Ground Floor: 187 sq ft (17.37 m2)

- Maximum Internal Width - 12.02 ft (3.66m)

- Maximum Internal Depth - 17.42 ft (5.31m)

Spacious shopfront display, currently configured to serve as an office and storage facility, with a W/C at the rear.

Total Accommodation: 347 sq ft (32.23 m2)

Lease

A lease which runs for 16 Years from the 2nd January 2016.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Rent Review

Every fourth anniversary of the date of this lease.

2nd January 2020, 2024 & 2028.

Repairing Liability

Full Repairing & Insuring lease.

Premium

Guide Premium of £25,000 (twenty-five thousand pounds).

Business Rates

- Billing Authority: Brighton & Hove



- Description: Office and premises
- Rateable Value: £14,000
- Rates Payable: -
- Valid from: 1 April 2023 to present

Potential benefit from Small Business Rates Relief.

VAT

The building has not been elected and therefore VAT will not be payable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).







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