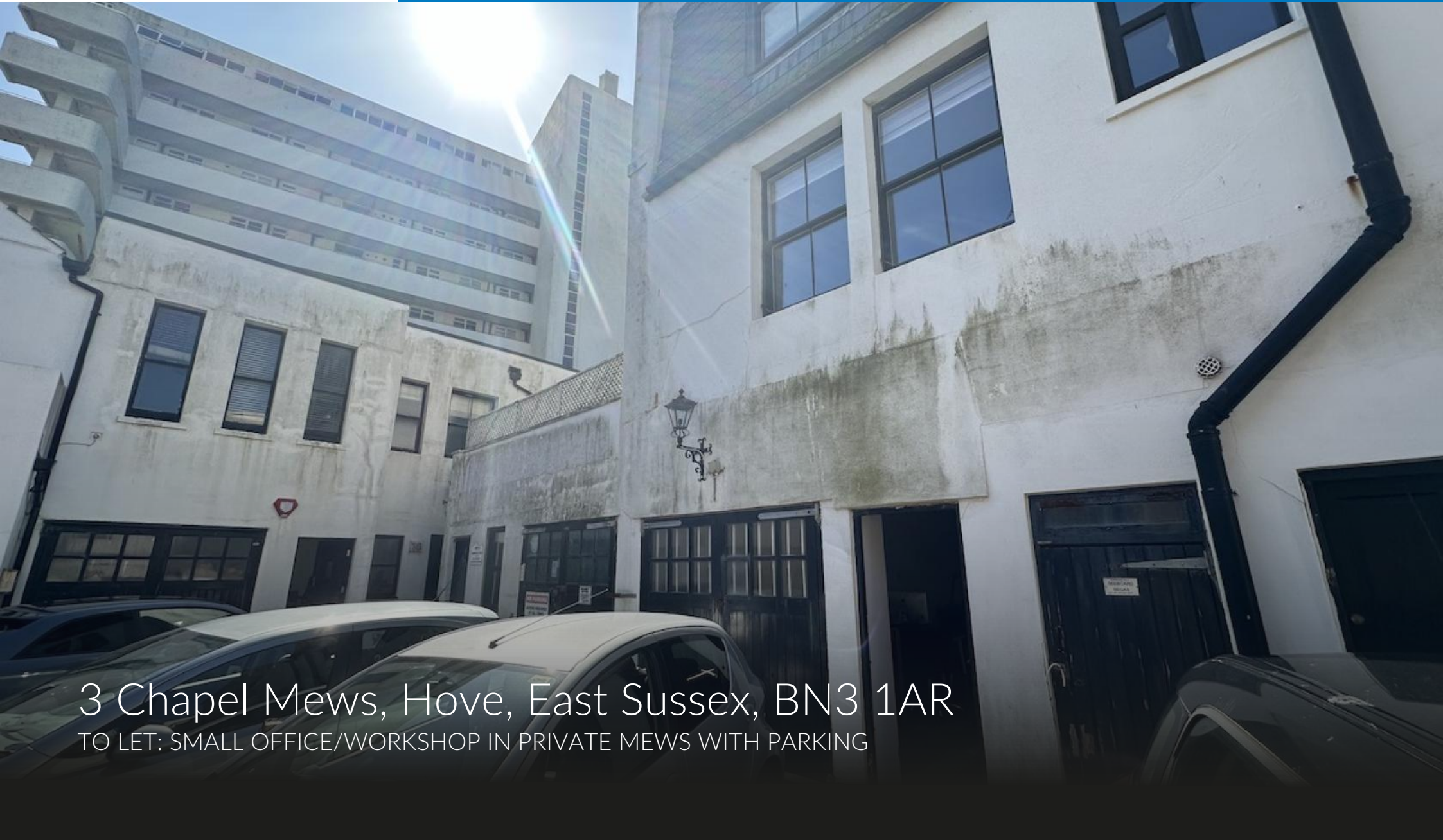




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3 Chapel Mews, Hove, East Sussex, BN3 1AR

TO LET: SMALL OFFICE/WORKSHOP IN PRIVATE MEWS 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 offers a harmonious blend of open-plan studio, workshop, and office 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, this boutique office/workshop is 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
- 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 (NIA) – 580 sq ft (53.9 m2)

Amenities

- Durable cement workshop flooring
- Efficient 3-phase electric heating
- Abundant plug sockets for convenience
- Perimeter trunking for organized cable management
- 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: £14,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Internal Repairing & Insuring.

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

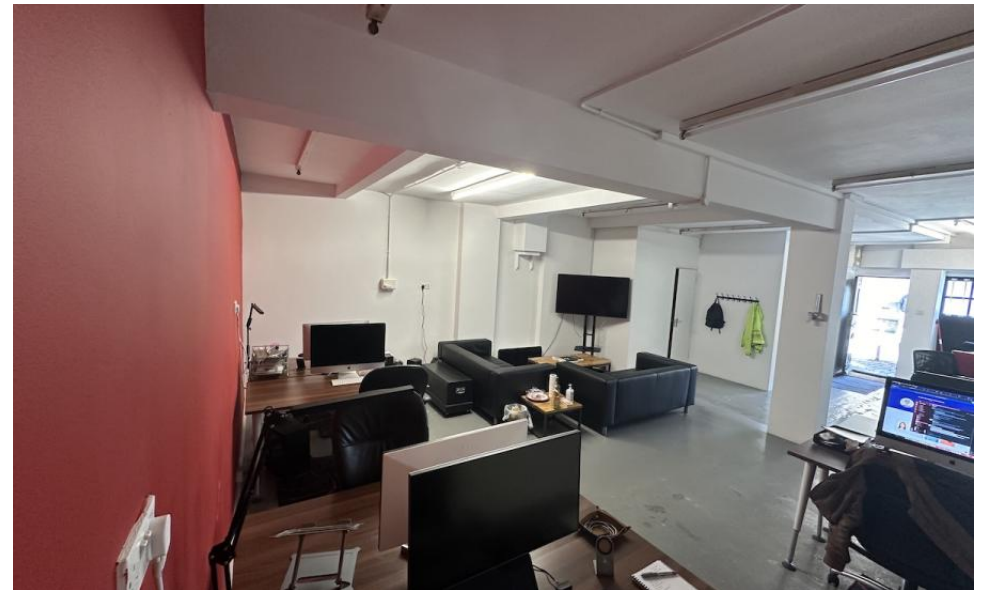
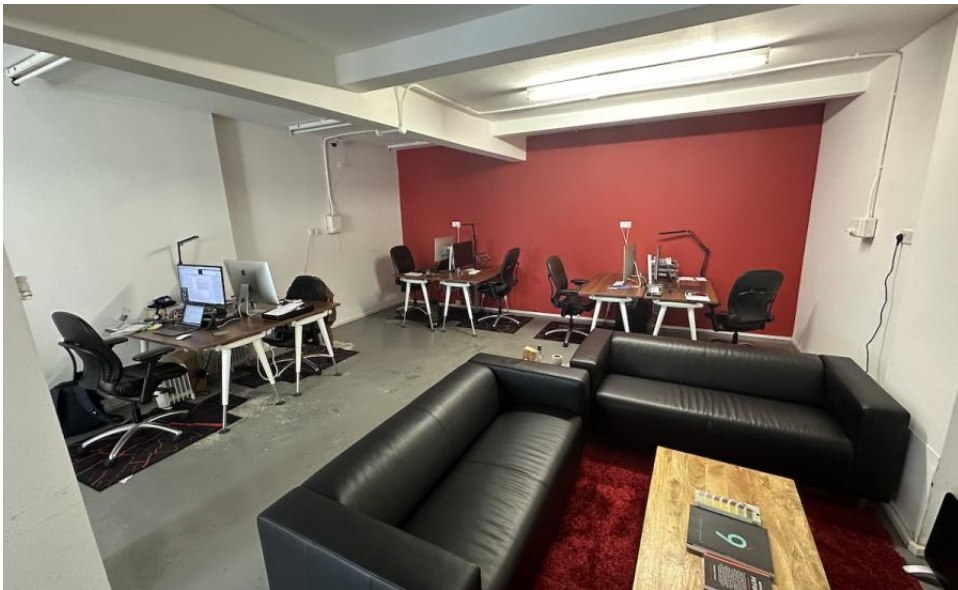
VAT will not be payable on the terms quoted.

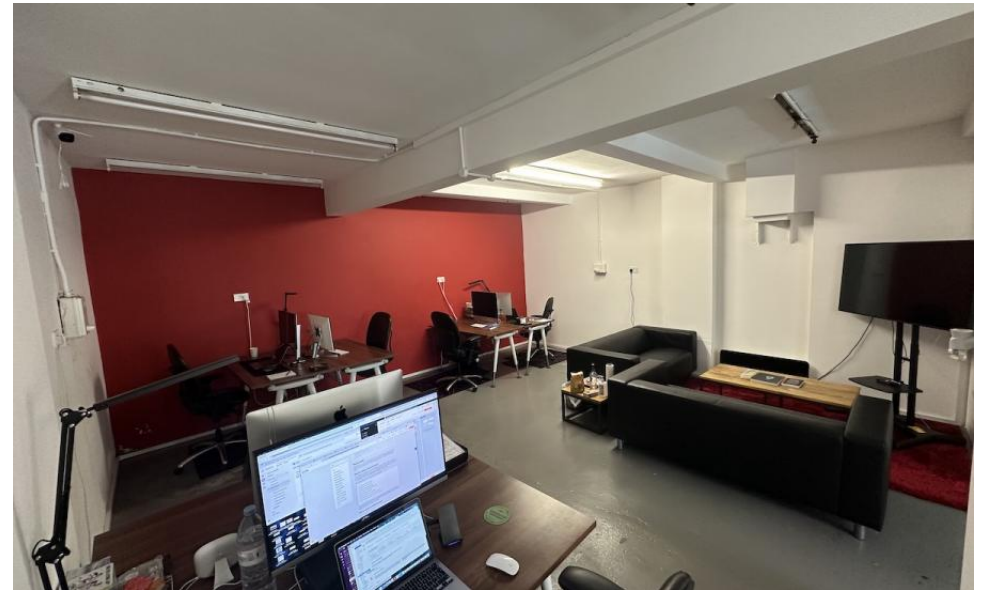
Legal Fees

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).







GET IN TOUCH
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