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PROPERTY PEOPLE

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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).













GET IN TOUCH

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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.