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PROPERTY PEOPLE

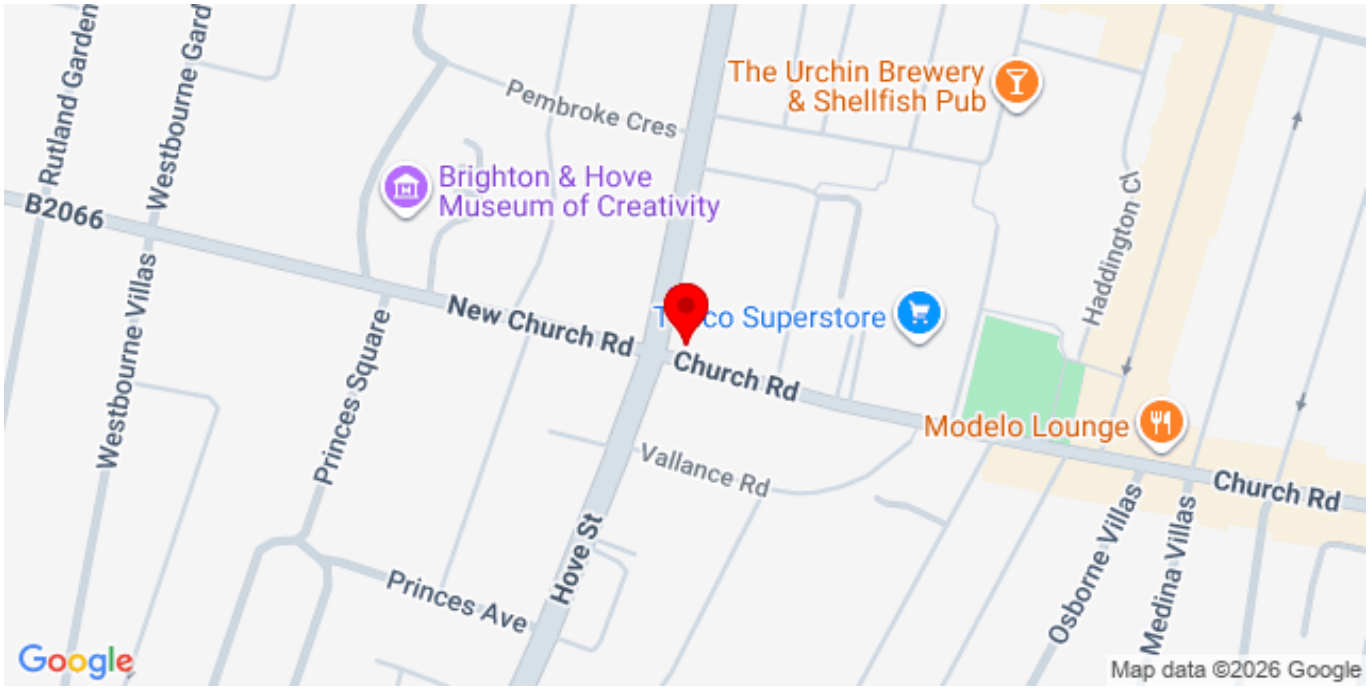
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201 Church Road, Hove, BN3 2AB

TO LET: PROMINENT 'CLASS E' CORNER PREMISES WITH DOUBLE FRONTAGE

LOCATION



Located at the western end of the sought-after Church Road in Hove, this prime site occupies a prominent position on the northern side, at the corner of Sackville Road and New Church Road. The area is a popular destination for a variety of businesses, serving as a vibrant hub for retailers, restaurants, pubs, and offices.

Key nearby landmarks include Hove Town Hall, home to the offices of Brighton & Hove City Council, and a large Tesco Superstore. The area is surrounded by a densely populated residential neighbourhood and benefits from its close proximity to Brighton City Centre to the east, Portslade to the west, and Hove Station, which is within walking distance to the north.

Description

A unique opportunity to occupy an attractive corner premises with a prominent double display frontage on the bustling Church Road in Hove. Recently refurbished throughout, the unit features a glass-fronted entrance lobby, a galley kitchen, ample storage, air conditioning units, and a W/C facility.

Ideally suited for a variety of uses, this space is ready for immediate occupancy.

Key Features

- Prime Church Road Location
- Retail/Office/Cafe/Leisure Opportunity
- Eligible for Full Small Business Rates Relief
- Prominent Corner Position with Double Frontage
- Modern Interior Fit-Out

Accommodation

The Ground Floor accommodation is arranged as follows:

- Internal Width (Max): 22'10"
- Internal Depth (Max): 34'3"

Total Accommodation (NIA): 667 sq ft (62 m2)

Amenities

- Wood laminate flooring
- Suspended ceiling with LED strip lighting
- Air conditioning unit
- Ample storage facilities
- Galley kitchen
- WC facility
- Plenty of natural light
- Numerous power sockets

Lease

A new lease is available for a term to be negotiated.

Guide Rental Level: £27,000 per annum, exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Internal Repairing and Insuring.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £11,000
- Rates Payable: -
- Valid from: 1st April 2023 to present

Potential Benefit from Full Small Business Rates Relief (SBRR) - https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

VAT

VAT will not be payable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees.

Viewing Arrangements

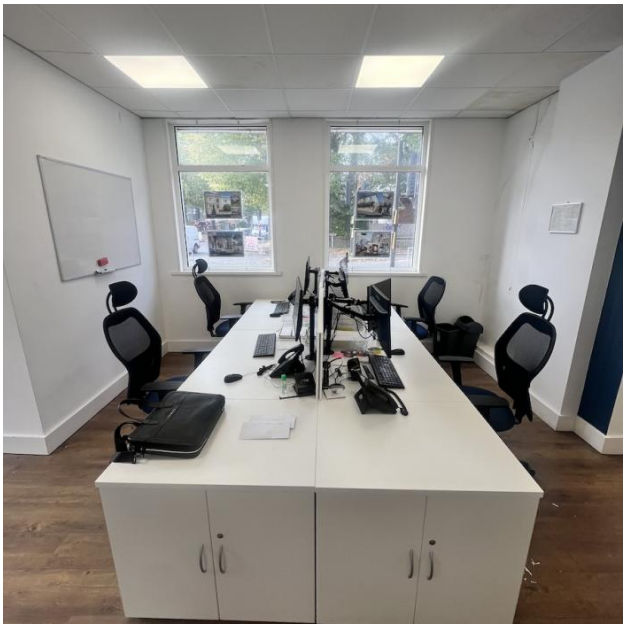
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

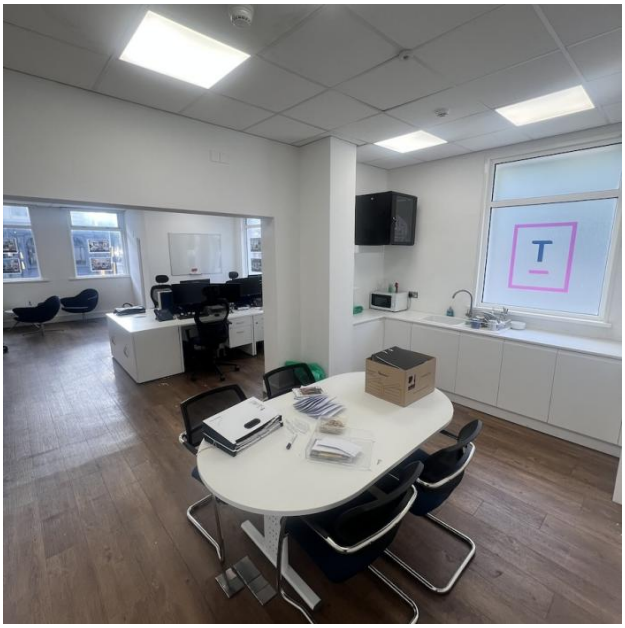















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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional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