

**RARELY AVAILABLE CLASS E PREMISES
MAIN CHURCH ROAD LOCATION
FLEXIBLE TERMS
TO LET**



**172 CHURCH ROAD
HOVE
BN3 2DJ**

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LOCATION	Situated at the western end of Church Road, Hove's premier commercial thoroughfare, on the south side of the road and close to the junction with Vallance Road. The property is directly opposite the Tesco superstore and close to the junction with Sackville Road and Hove Street. Church Road is well known for its numerous bars, restaurants, and cafes.	
ACCOMMODATION	The premises comprise a ground floor Class E premises, as follows:	
	SHOP	173 sq ft
	• Parquet Flooring • Small Kitchen + WC • Small Storage area	
TENURE	Leasehold/Licence	
LEASE	New Lease, terms to be agreed	
RENT	OIRO £10,500 per annum exclusive	
UNIFORM BUSINESS RATES	Description: Rateable Value:	Shop and Premises £5,400
VAT	VAT is not chargeable on the terms quoted	
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Prop Ltd Tel: 01273 233333	