

Ground Floor & Basement, 123 Church Road  
Hove, BN3 2AF

**FLUDE**  
commercial

01273 727070  
www.flude.com



# TO LET

## ■ RETAIL A1, A3 & A5

Retail Unit in Busy Commercial Thoroughfare

Ground floor 88.91 sq m (957 sq ft)

Basement 51.34 sq m (553 sq ft)

## ■ KEY FEATURES

- Situated in a busy pedestrian & vehicular thoroughfare
- Within five minutes' walk of Hove Lawns & seafront
- Suitable for a variety of uses
- To let on a new lease
- Rent £35,000 per annum



## Location

The property is located on the northern side of Church Road very close to its junction with George Street which is predominantly pedestrianised and the principal shopping area within Hove.

Church Road is the main commercial thoroughfare in Hove where a variety of national and independent retailers, as well as many restaurants, are represented. Brighton city centre lies within close proximity to the east, whilst Hove Lawns, the seafront, Hove Station and the Sussex County Cricket Ground are all within a ten minute walk.

## Accommodation

The property comprises a mid-terraced period building with the ground floor as an open plan sales area and storage to the basement.

We have measured the existing accommodation to have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Total Ground Floor	88.91	957
Basement	51.34	553
<b>Total Size</b>	<b>140.25</b>	<b>1,510</b>

## Planning

The premises has been used for many years as a bakery / cafe and therefore benefits from an established A1, A3 and A5 use within the Use Classes Order 1987 (as amended)

*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues*

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent in the region of £35,000 per annum.

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).*

## EPC

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## Business Rates

Rateable value (2010 list):	£22,750
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UBR for year ending 31.03.16:	49.3p in the £
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Rates payable 2015/2016:	£11,216
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*We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.*

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Alex Roberts**

Telephone: **01273 727070**

Email: [a.roberts@flude.com](mailto:a.roberts@flude.com)



*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:*

*i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*

9 February 2016

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## Location Maps



Boundaries shown are for identification purposes only