

# PRIME HOVE RETAIL THOROUGHFARE A1 / A2 LOCK-UP SHOP

TO LET



100 CHURCH ROAD  
HOVE, BN3 2EB



**GRAVES  
SON &  
PILCHER**

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## Location

The property is prominently located in Church Road, Hove's main thoroughfare and served by various bus routes linking to Brighton city centre.

Church Road is a prime retail location with many shops, restaurants, cafes and bars with nearby occupiers including Leaders, Property Moves, The Co-op, Mishon Welton, Parris & Greening Chemist, Subway, and Richards Café.

## Description

The premises comprise a ground floor shop unit with two ancillary areas to the rear and W/C. The property has the following approximate net internal floor areas:

gross frontage:	17' 2" / 5.23 m
internal width:	17' 8" / 5.38 m
<b>ground floor sales</b>	734 ft <sup>2</sup> / 68.2 m <sup>2</sup>
two rear rooms	82 ft <sup>2</sup> / 7.6 m <sup>2</sup>
WC	

**Rateable Value:** £27,000 (2017 assessment) with rates payable of £8,749.62 (April 2019/20)

**EPC Rating:**



amenities and services not tested

**Terms** The premises are TO LET for a term to be agreed at a commencing rental of £27,500 per annum + VAT, exclusive of business rates, building insurance premium, and any other outgoings. There will be rent reviews at appropriate intervals.

measurements are approximate and net internal

**Viewing:** by strict appointment with joint letting agent, GRAVES SON & PILCHER LLP



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