



59 Church Road
Hove, East Sussex BN3 2BD

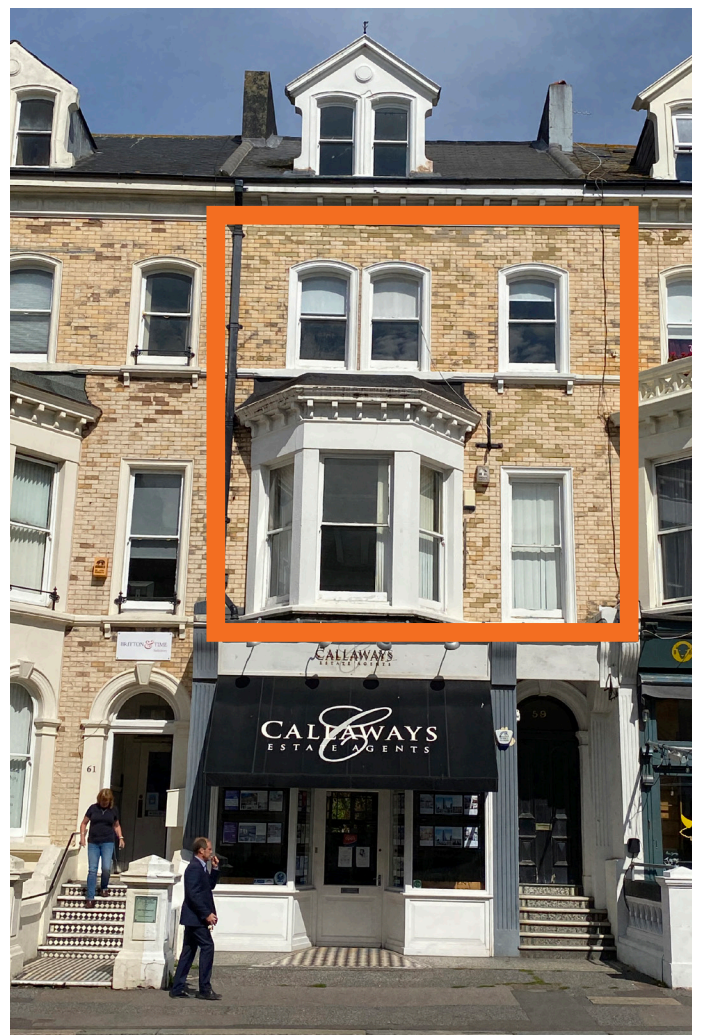
TO LET

CENTRAL HOVE OFFICE SUITES WITHIN THIS ATTRACTIVE PERIOD PROPERTY

First & second floors
up to 110.15 sq m / 1,185 sq ft

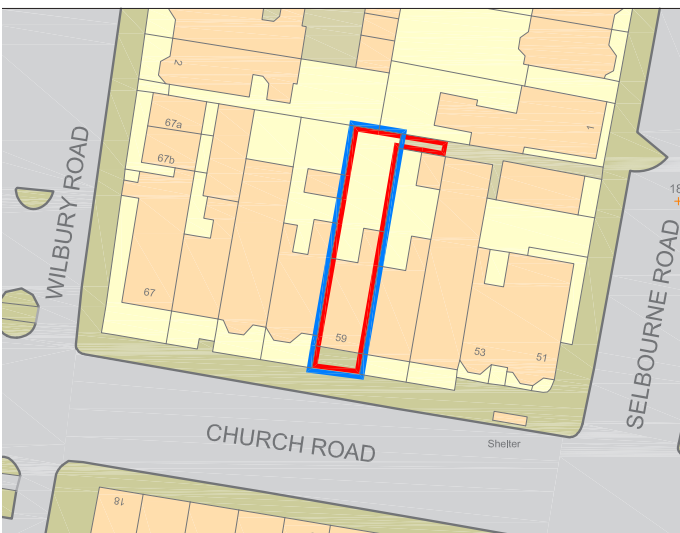
Key Features:

- Open plan office suites
- Ability to let as a whole or room by room
- Self-contained ground floor access
- Central Hove location
- Good natural light
- Period features throughout
- To be refurbished
- Available immediately





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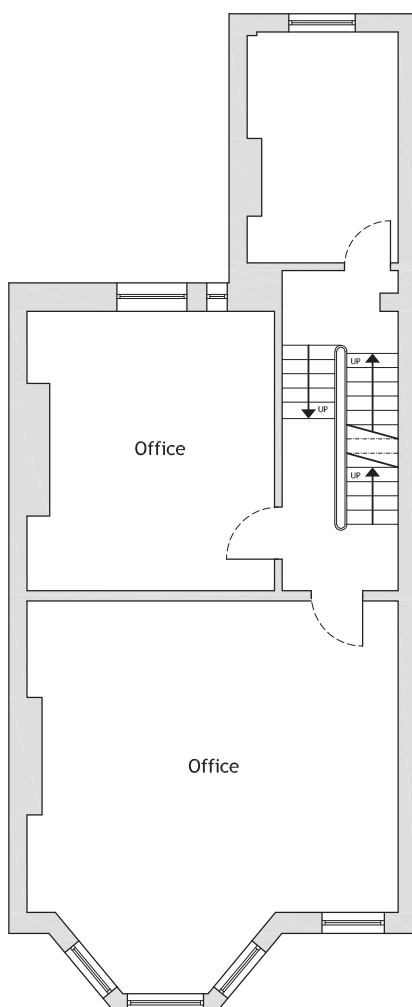


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

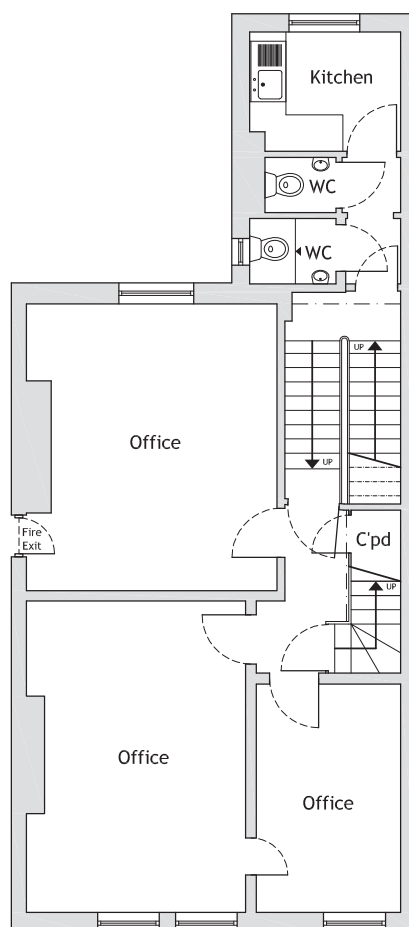


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Floor Plans



+01 First Floor Plan



+02 Second Floor Plan



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Location

Church Road is a popular retail street in central Hove, home to a high number of cafes, bars and restaurants, as well as various professional and financial services with a mix of office and residential.

Accommodation

The property comprises of a 5 story (including lower ground floor) mid terraced period building. The available accommodation is situated over first and second floors and provide 6 separate office suites which are due to be refurbished. There is a separate kitchen and 2 WCS on the second floor.

The preference is to let both floors to one tenant but consideration will be given to splitting on a floor by floor or room by room basis.

There is also a currently vacant residential flat on the 3rd floor, which could be rented by negotiation..

The property has the following approximate IPMS Office 3:

Floor	Sq Ft	Sq M
First	640 sq ft	59.49 sq m
Second	545 sq ft	50.66 sq m
Total	1,185 sq ft	110.15 sq m

EPC

We understand the property to have an EPC rating of E(113).

Planning

We believe the planning use will be E office use under the Use Class Order 2020.

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term and rent to be agreed. The level of rent will depend on the extent of space occupied.

Business Rates

1st Floor Ratable Value 2017: £9,300
2nd Floor Front Ratable Value 2017: £3,200
2nd Floor Rear Ratable Value 2017: £1,075

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT. Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



November 2021

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