



TO LET

59 Church Road, Hove
East Sussex, BN3 2BD



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Key Features

- Rare mixed use opportunity
- Available with vacant possession in March 2022
- Self-contained ground floor unit and separate access to upper parts
- Residential flat on top floor
- Central Hove location
- 40 ft rear garden
- Rent £60,000 per annum
- Mixed use Class E & residential
- Could be split





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Location & Situation

The property is situated in Hove, on the northern side of Church Road, near to Palmeria Square and is located between the seafront and Sussex County Cricket Ground. Numerous bus routes pass along Church Road and there is pay and display parking on the opposite side of the road and side various side roads. Hove railway Station is located to the north just a short walk away.

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 occupiers above.





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Description & Accommodation

The property comprises of a 5 story (including lower ground floor) mid terraced period building. The ground and lower ground floors are self-contained will be available from March 2022.. The upper floors (first, second and third floors) are again self-contained and offered with vacant possession.

The occupied ground floor comprises an attractive high ceilinged ground floor shop with stairs leading up to a rear mezzanine office and further office at the rear of the building. The basement offers a further office, kitchen, two WCs and storage space,

The currently unoccupied upper floors offer office accommodation over the first and second floors and a basically decorated one bedroom flat arranged over the third floor.

The property has the following approximate NIA:

Area	Use	Sq Ft	Sq M
Basement	Office / Storage	574 sq ft	53.32 sq m
Ground	Retail / Office	542 sq ft	50.36 sq m
First	Office	640 sq ft	59.49 sq m
Second	Office	545 sq ft	50.66 sq m
Third	Residential	531 sq ft	49.32 sq m
Total		2,832 sq ft	263.15 sq m





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Rateable Value

Basement & Ground Floor Rateable Value 2017: £11,000

1st Floor Rateable Value 2017: £9,300

2nd Floor Front Rateable Value 2017: £3,250

2nd Floor Rear Rateable Value 2017: £1,070

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

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues. The property is located within The Avenues Conservation area.

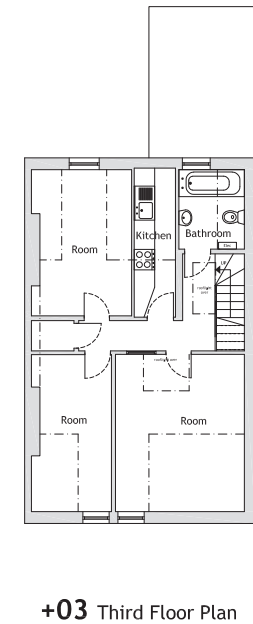
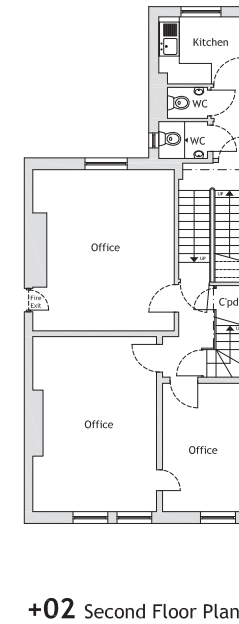
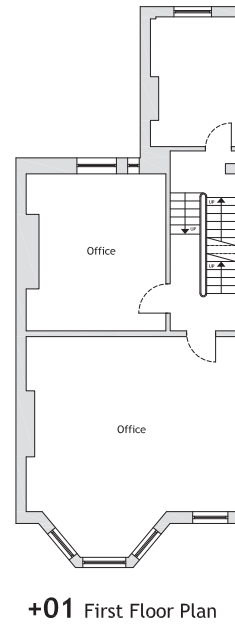
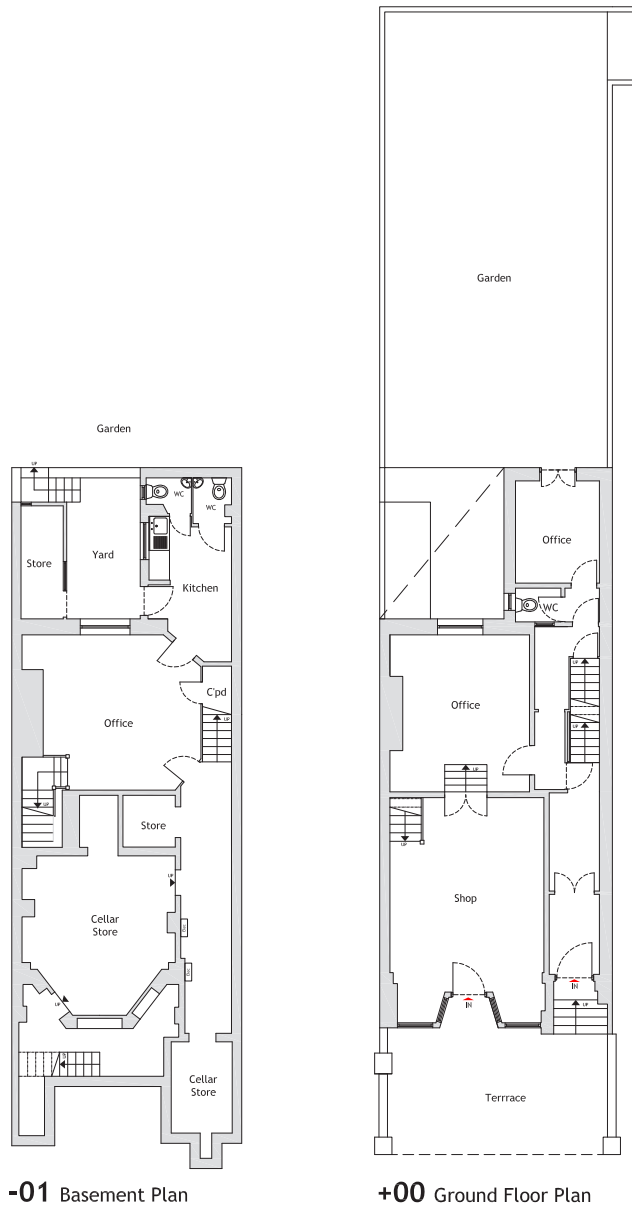
EPC

New heating system and EPC TBC.





FLOOR PLAN For identification purposes only





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Tenure

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed and at a rental of £60,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

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.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 740398

Alex Roberts
a.roberts@flude.com
01273 727070

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February 2022

