



59 Church Road
Hove, East Sussex BN3 2BD

TO LET

CENTRAL HOVE OFFICE SUITES

First & second floors

Office space 110.15 sq m / 1,185 sq ft

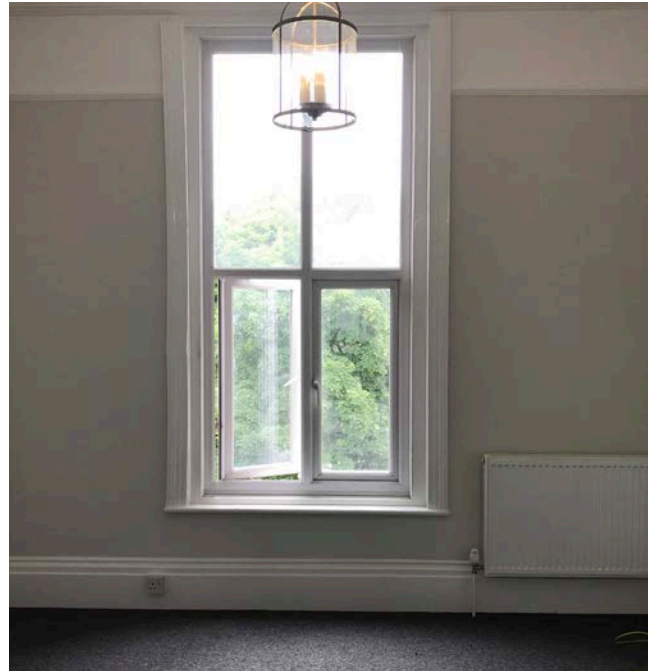
Key Features:

- Open plan office suites
- Self-contained ground floor access
- Central Hove location
- Good natural light
- Period features throughout
- Recently refurbishment
- Available immediately





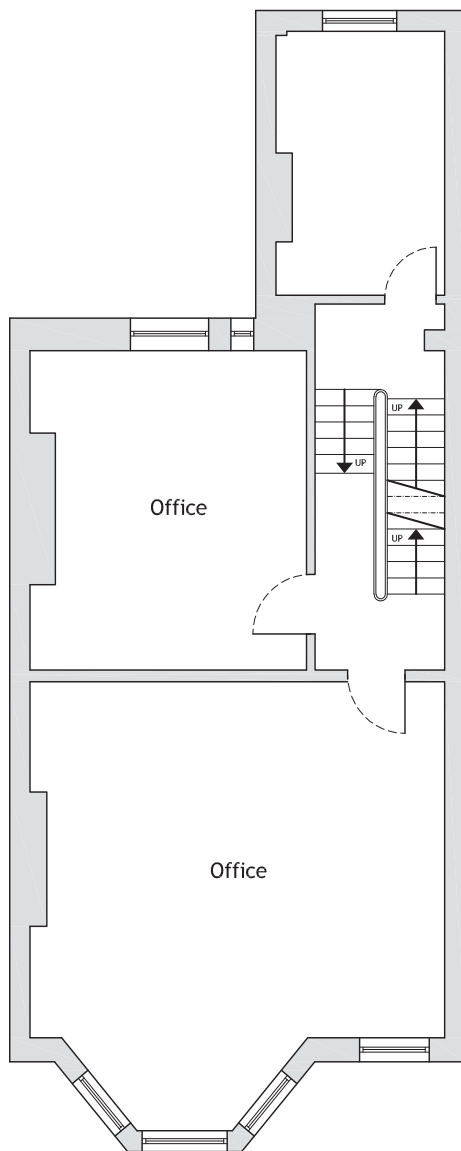
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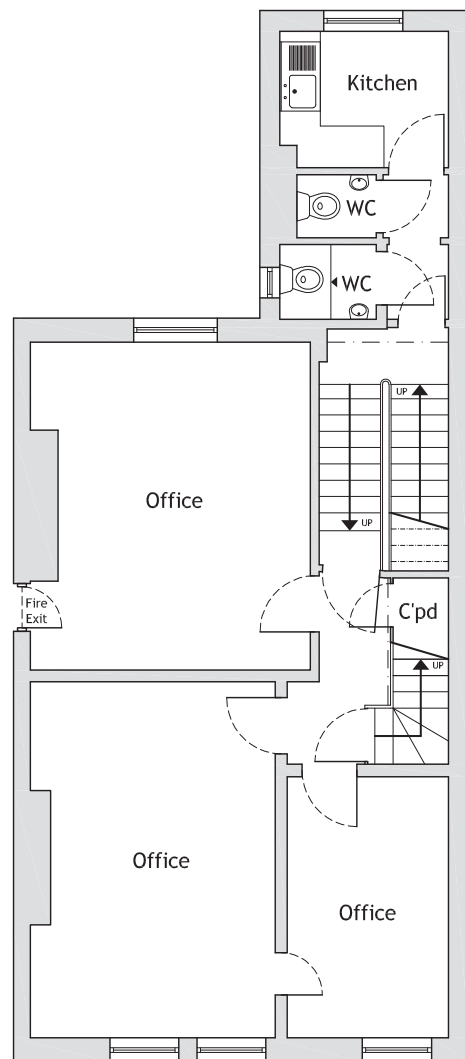
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Floor Plans



+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 arranged over first and second floors and provides 6 separate office suites.
There is a separate kitchen and 2 WCS on the second floor.

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

TBC.

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 with a guide rent of £28,600 per annum.

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



July 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH