



154A Church Road
Hove, East Sussex BN3 2DL

TO LET

SELF CONTAINED OFFICES WITH BASEMENT STORAGE

Total size 2,070 sq ft / 192.31 sq m

Key Features:

- Arranged as offices over 4 floors with basement storage
- Conveniently located within Central Hove
- Character building with dual aspect windows
- 10 minute walk from Hove station
- Close to the seafront & George Street
- Opposite Tesco and car park
- Air conditioning on all floors
- LED lighting
- Door entry Systems
- Rent £27,000 per annum





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Location

The property is located on the south side of Church Road on its junction with Vallance Road and directly opposite the Tesco supermarket.

The seafront is less than 500 metres to the south and Hove station within 1 km to the north.

Church Road links with Sackville Road 200 metres to the west from which access can be gained to the A27 south coast trunk road approximately 3.5 km to the north.

Brighton city centre is 2 km to the east. Hove is a popular and vibrant residential area. Church Road supports a wide range of retail and leisure uses.

Accommodation

The building comprises a mid-terrace period building arranged over the basement, ground, first, second and third floors.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Basement	546 sq ft	50.72 sq m
Ground	314 sq ft	29.19 sq m
First	570 sq ft	52.94sq m
Second	640 sq ft	59.46 sq m
Third	201 sq ft	18.67 sq m
Total	2,070 sq ft	193.31 sq m

Planning

A New Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new 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 believe that the premises benefits 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 lease for a term to be agreed at a rent of £27,000 per annum exclusive.

Business Rates

Rateable Value (2023): £21,250

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.

EPC

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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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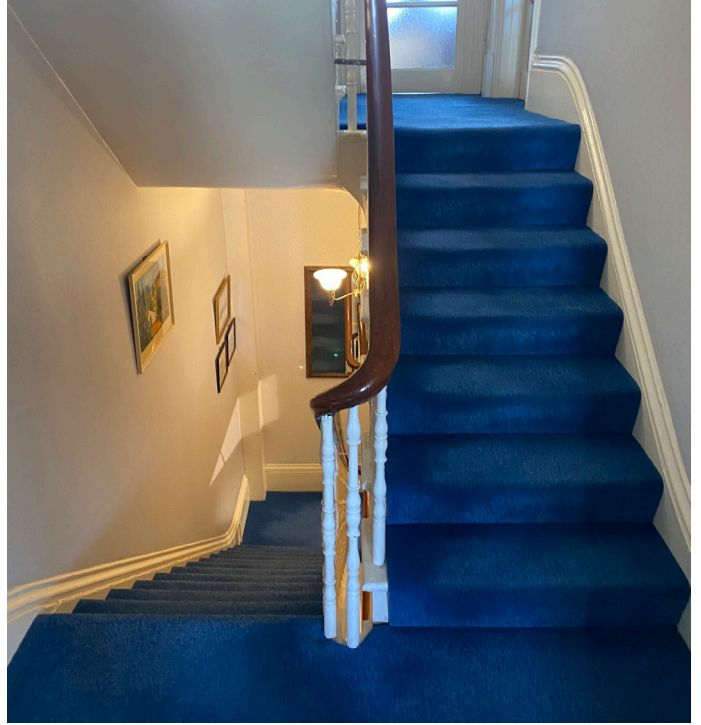
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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH