

CENTRAL HOVE ATTRACTIVE PERIOD BUILDING E CLASS PREMISES WITH PARKING



TO LET

Rear Ground, First, Second & Third Floors
45 Church Road, Hove BN3 2BE



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Key Features

- Popular central Hove location
- On site parking for approx. 8 cars
- Attractive period building.
- Self contained accommodation with own front door on to Church Road and rear access into the car park.
- Suit office and other class E uses

Location

The property is situated in central Hove on the north side of Church Road towards its eastern end, close to Palmeira Square, a few minutes walk from the Sussex County Cricket Ground. Numerous bus routes pass along Church Road and Hove railway station is within 15 minutes' walk.

Church Road is a popular retail street in central Hove, with a large number of cafes, bars and restaurants.





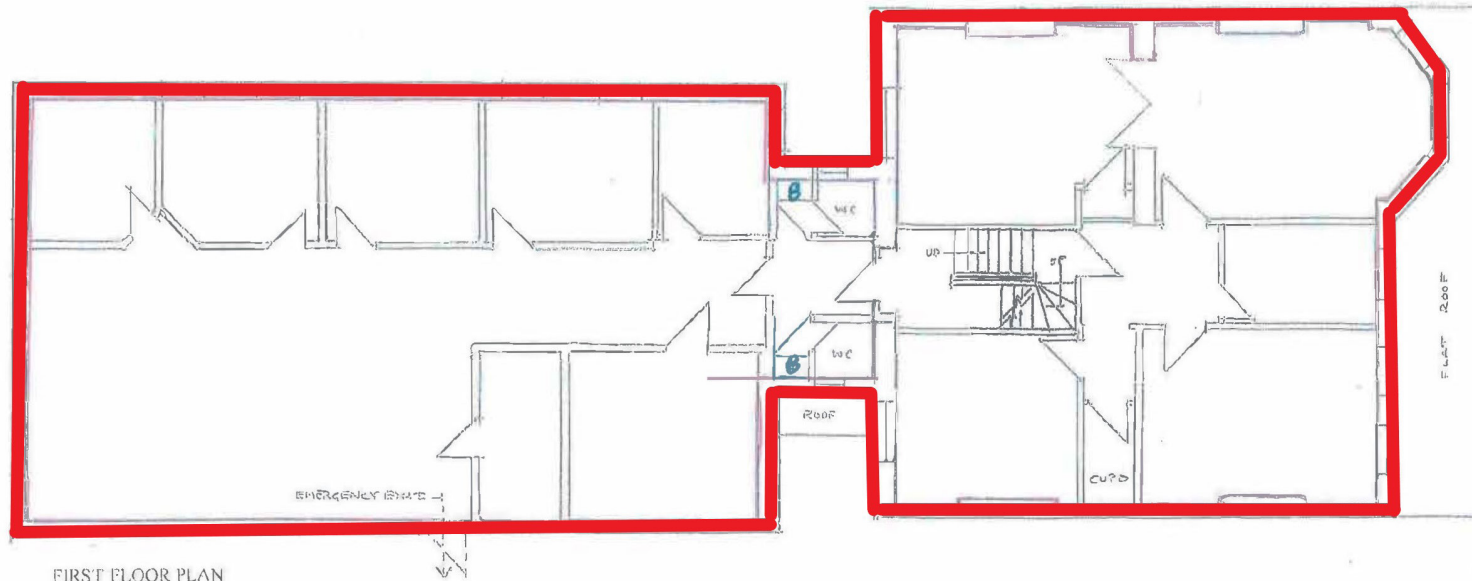
Description & Accommodation

The property comprises the rear part of the ground floor and all of the upper floors to this mid terraced period Victorian property. A parking area is allocated to the accommodation to the rear of the building for pprox 7 or 8 cars.

The property has the following approximate Net Internal Areas:

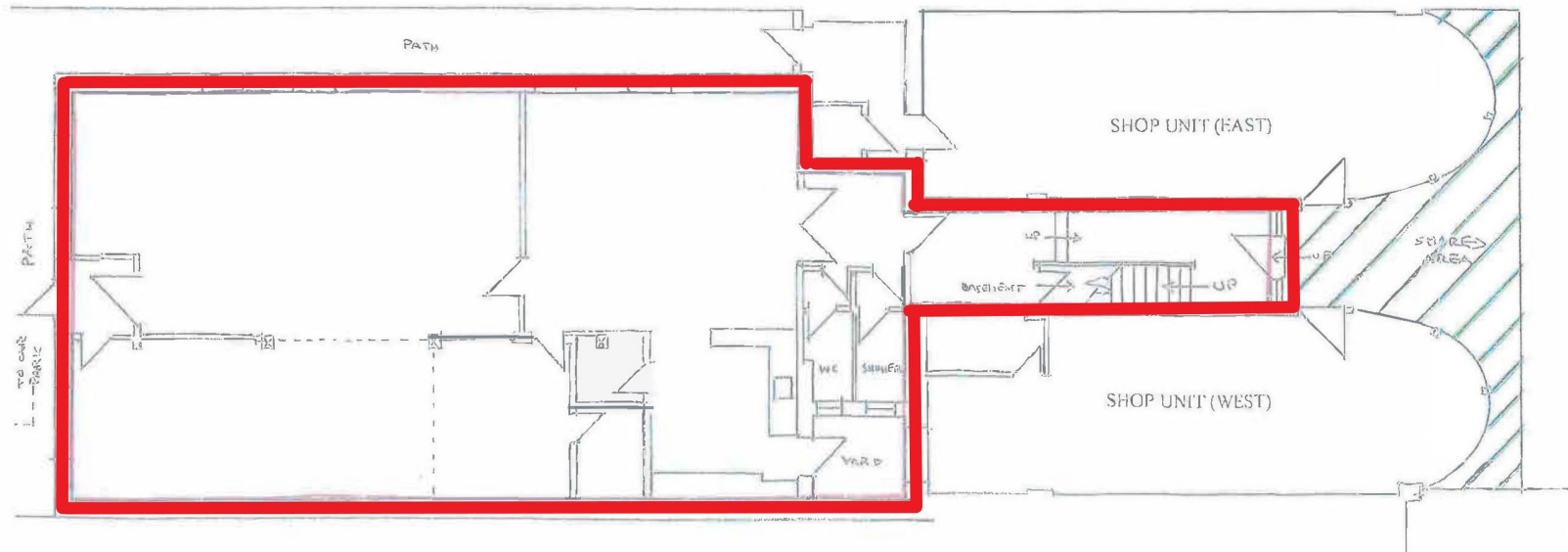
	Sq Ft	Sq M
Ground Floor	1,336	124.14
First Floor	2,153	200.05
Second Floor	1,662	154.38
Third Floor	728	67.61
Total	5,879	546.18

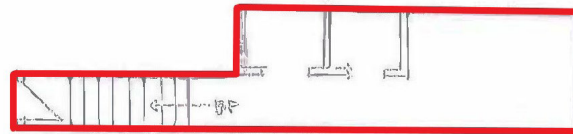




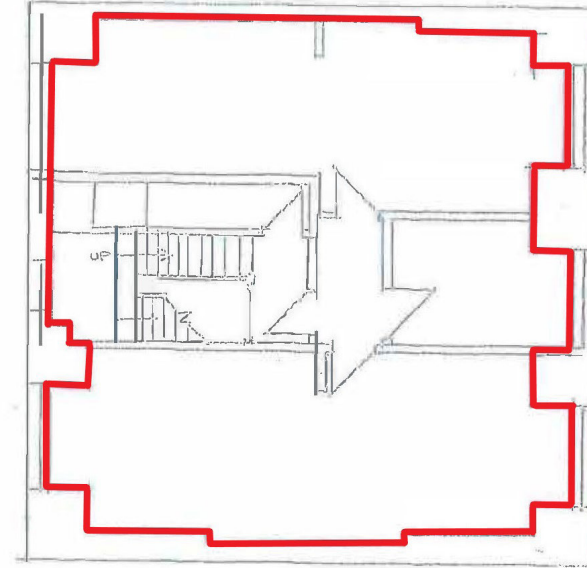
FIRST FLOOR PLAN

GROUND FLOOR PLAN

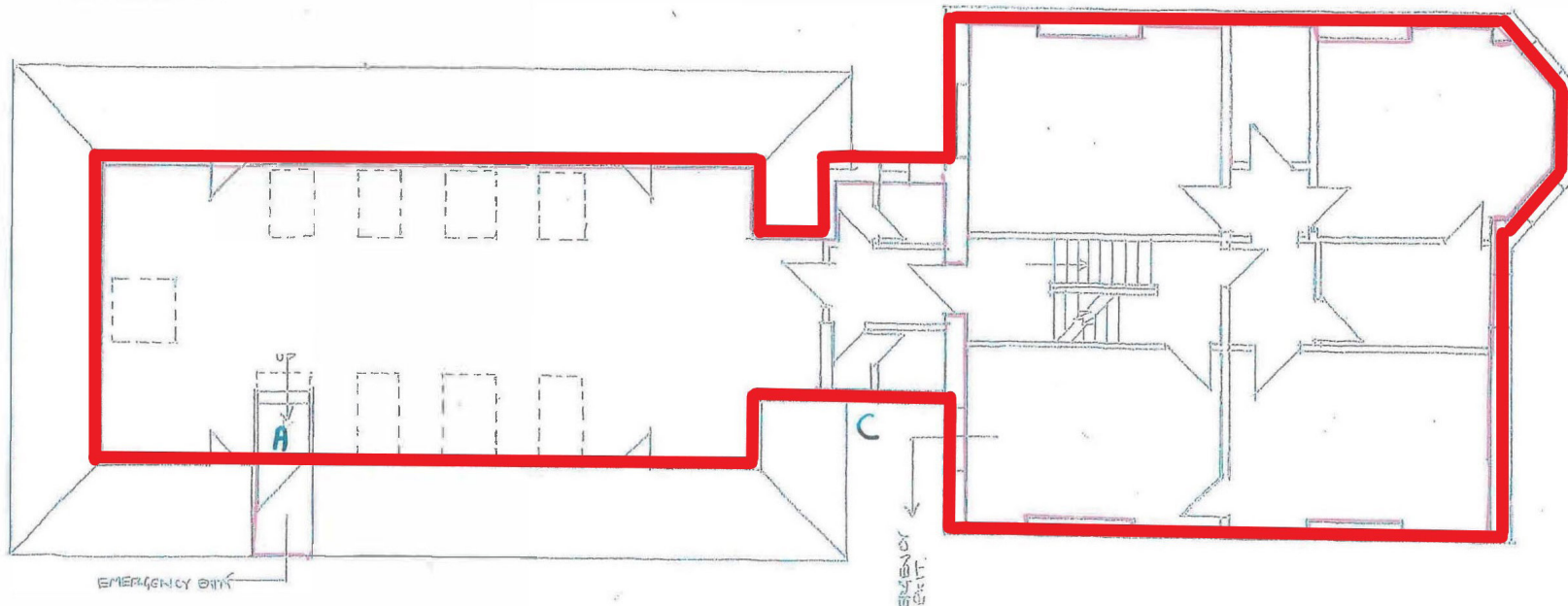


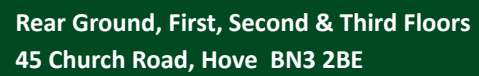


BASEMENT



SECOND FLOOR PLAN







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EPC

D - 78

Planning

We 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 on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £18.50 per sq ft.

Business Rates

Each room within the building is separately assessed for rating purposes currently.

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.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.

