



**80 Church Road**  
Hove, BN3 2EB

**TO LET - Retail Unit**  
**Rental £24,000 PAX**

**887.70 sq ft**  
(82.47 sq m)

- Lease assignment
- Premium £20,000
- Includes all fixtures & Fittings

# 80 Church Road, Hove, BN3 2EB

## Summary

<b>Available Size</b>	887.70 sq ft
<b>Passing Rent</b>	£24,000 per annum
<b>Premium</b>	£20,000
<b>Rates Payable</b>	£11,875.50 per annum
<b>Rateable Value</b>	£21,750
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (98)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	516.48	47.98
Lower Ground	371.22	34.49
<b>Total</b>	<b>887.70</b>	<b>82.47</b>

## Description

Ground floor retail premises with basement storage space, available by way of Lease assignment. The property is in excellent condition throughout and would suit a variety of businesses (STPC) currently arranged with retail area, counter area, Kitchenette at rear, basement storage space and W.C. The property also comes with 4x allocated car parking spaces to the rear of the building.

## Location

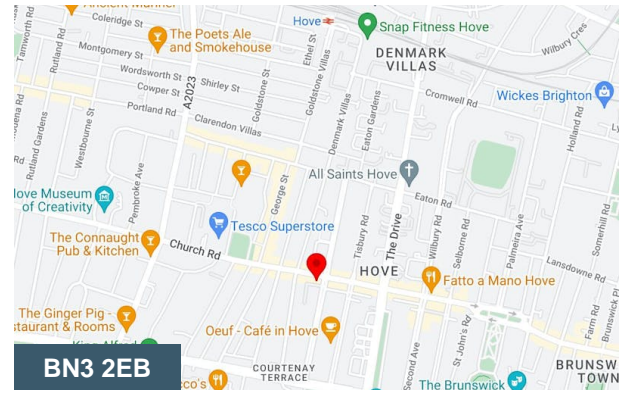
The property is located on the south side of Church Road, just opposite Hove town hall, with nearby occupiers including Lloyds bank, NatWest bank and Co-op food store. The area has a very high footfall with excellent passing trade and street car parking right outside the property.

## Terms

The property is available by way of a lease assignment, alternatively a new lease may be available. The passing rent is £24,000 per annum with a premium requested of £20,000 to include all fixtures and fittings

## Viewings

Viewings can be arranged via Sole Agents - Newlands Property



## Viewing & Further Information



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