



**187 Church Road**

Hove, BN3 2AB

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

**713 sq ft**  
(66.24 sq m)

- New Lease
- High footfall

## Summary

<b>Available Size</b>	713 sq ft
<b>Rent</b>	£2,000 per month
<b>Rates Payable</b>	£7,110.75 per annum Unit should be eligible for rates relief, please contact council to confirm.
<b>Rateable Value</b>	£14,250
<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>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	713	66.24
<b>Total</b>	<b>713</b>	<b>66.24</b>

## Description

The property comprises of an open plan ground floor retail space, with rear storage / office area along with Kitchenette space and W.C. The unit would suit various uses (STPC).

Food use requiring extraction system would not be permitted.

## Location

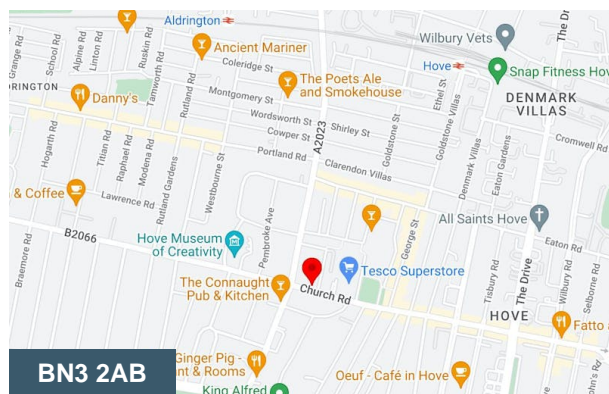
The property is located on the North side of Church Road, Hove at the western end with excellent footfall and passing trade as well as street car parking on the opposite side of the road

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £24,000 per annum exclusive

## Viewings

Viewings can be arranged via the landlords Sole Agent - Newlands Property



## Viewing & Further Information



**Richard Lowrey**

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