



56 Church Road

Hove, BN3 2FP

TO LET - Hove Retail Space **Rental £55,000 PAX**

1,280 sq ft
(118.92 sq m)

- New Lease
- Great Frontage
- Available Now

56 Church Road, Hove, BN3 2FP

Summary

Available Size	1,280 sq ft
Rent	£4,583.33 per month
Rates Payable	£22,795.50 per annum
Rateable Value	£41,750
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (57)

Description

Highly prominent retail space with great frontage and street car parking directly outside the property, the property would suit various uses under the Class E user category. The landlord would consider splitting the property into two units of 640sq.ft with rental of £35,000pa per unit.

Location

Located on the South side of Church Road, Hove the property is just off the junction to Grand Avenue, with nearby operators including Cafe Nero, Hamptons, Etch, Velvet, Pizza Express, with the main seafront a short walk from the property.

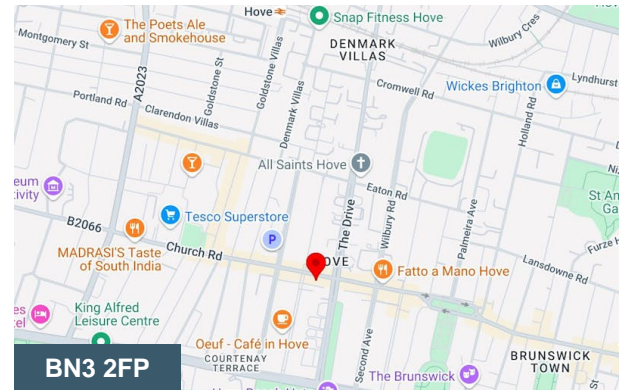
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,280	118.92
Total	1,280	118.92

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £55,000 per annum exclusive.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com