



## Description

A unique opportunity to acquire a vacant leasehold office in central Hove. Church Road spans over 3 storeys and comprises of 5 offices, meeting room, storage room, kitchenette and WC. The property is accessed via the rear of the building on Vallance Road.

## Situation

The building forms part of a terrace in the busy thoroughfare on the South side of Church Road, opposite Tesco Superstore. The area is populated by well-established independent and commercial traders, including restaurants, bars, and coffee shops. Hove Lawns and seafront are to the South. Numerous buses serve the area and Hove Railway Station is within walking distance, 0.8 miles to the North, with direct links to Brighton and London.

## Accommodation

First, Second and Third Floor Office - 159.7 sq.m.

## Tenure

Leasehold – Term 1st May 2006 – 30th April 3005 (approximately 981 years remaining)

## EPC

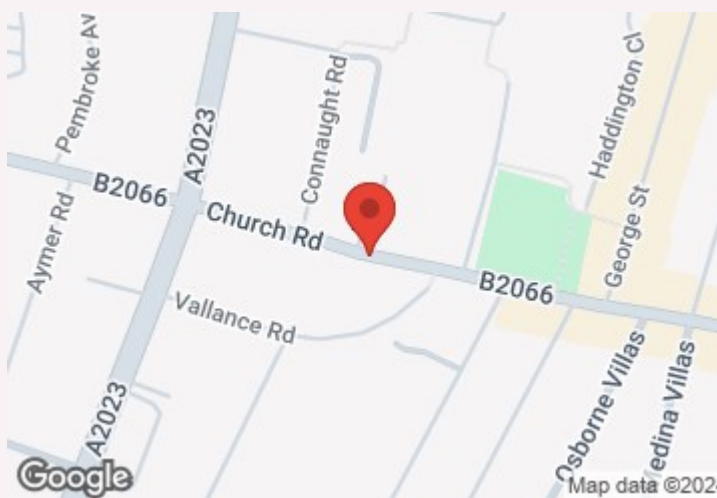
TBC

## Business Rates

Current rateable value (1 April 2023 to present) £20,250.

## Legal Fees

Each party will be responsible for their own costs incurred in relation to the transaction.



For further information please contact the sole agents

**austin gray**

Stewart Gray, 01273 201988  
stewartgray@austingray.co.uk

Adam Hinchliffe, 01273 201982  
adamhinchliffe@austingray.co.uk

Price  
**£500,000**