



Kingsway, Hove



Per Month
£3,088 Per Month

- Offered By Way Of A New Lease
- Situated In Busy Pedestrian & Vehicular Thoroughfare
- Walking Distance To Hove Station
- Available Now
- Driveway / Ample Parking For Multiple Cars

An opportunity to occupy a Class Sui Generis premises situated in a vibrant Hove seafront location, nearby to Brighton City Centre.

The property comprises a former service station forecourt and single storey building which is positioned immediately in front of Lancaster Court, a block of flats. The forecourt is concreted and has two pavement crossings onto Kingsway.

Accommodation:
Forecourt Area 1758 sq ft (163 sq m)
Overall Site Area 3723 sq ft (345.9 sq m)

Office Building:
386.74 sq ft (35.93 sq m)

Terms
The premises are held on a full repairing and insuring lease.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial

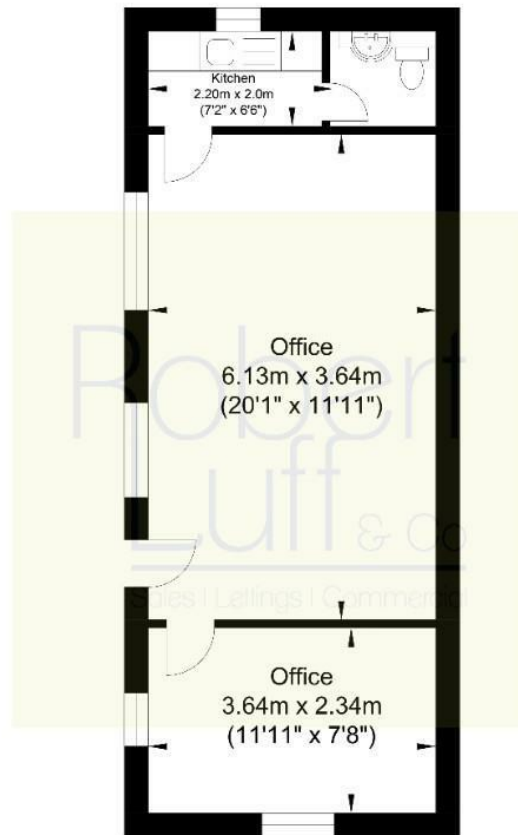


Accommodation



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

The Kingsway



Approximate Floor Area
386.74 sq ft
(35.93 sq m)

Approximate Gross Internal Area = 35.93 sq m / 386.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.