



TO LET

Ground & Lower ground floor 125 Church Road
Hove, East Sussex BN3 2AN



Key Features

- Prominent corner position
- Situated in a popular and busy pedestrian & vehicular thoroughfare
- Suitable for a variety of uses
- To let on a new lease
- Rent £57,500 per annum

Location & Situation

The property is located on the corner of Church Road and Hova Villas. George Street (which is predominantly pedestrianised and the principal shopping area within Hove) is located 130 metres to the west. Hove Town Hall is located 100 metres to the east.

Church Road is the main commercial thoroughfare in Hove where a variety of national and independent retailers, as well as many restaurants represented.

Brighton city centre is 2km to the east, whilst Hove Lawns, the seafront, Hove Station and the Sussex County Cricket Ground are all within a ten minute walk.

Hove Station, with a direct connection to London Victoria, is 800 metres directly north of the property.





Description

The building comprises a period corner building, previously used as a bank. The accommodation is arranged over the ground, lower ground floors.

Floor	Sq Ft	Sq M
Ground	1,350 sq ft	125.46 sq m
Lower ground	894 sq ft	83.02 sq m
Total	2,244 sq ft	208.48 sq m

EPC

We understand the property to have an EPC rating of D (89).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

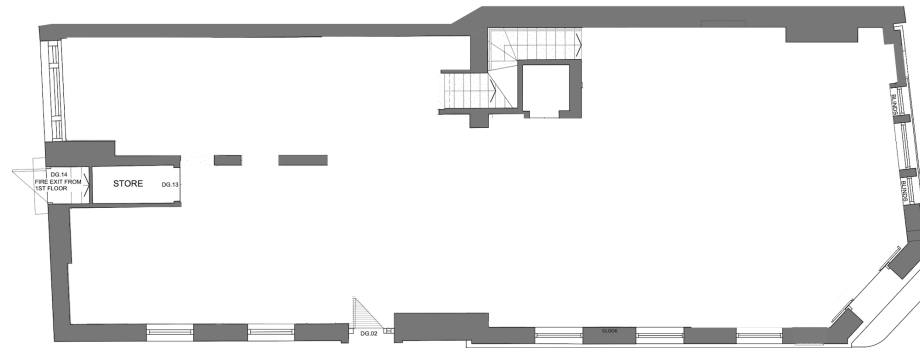
Interested parties should make their own planning enquiries and satisfy themselves in this regard.



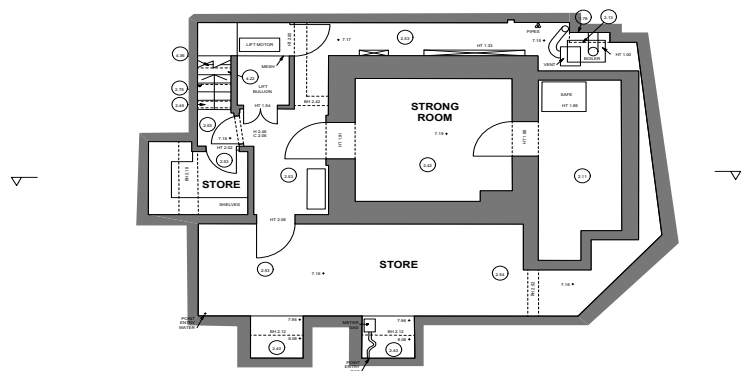


FLOOR PLAN For identification purposes only

Ground Floor



Basement





Rateable Value

Rateable Value 2023: £TBC

Terms

The property is available to let by way of a new lease for a term to be agreed at a guide rent of £57,500 per annum exclusive etc.

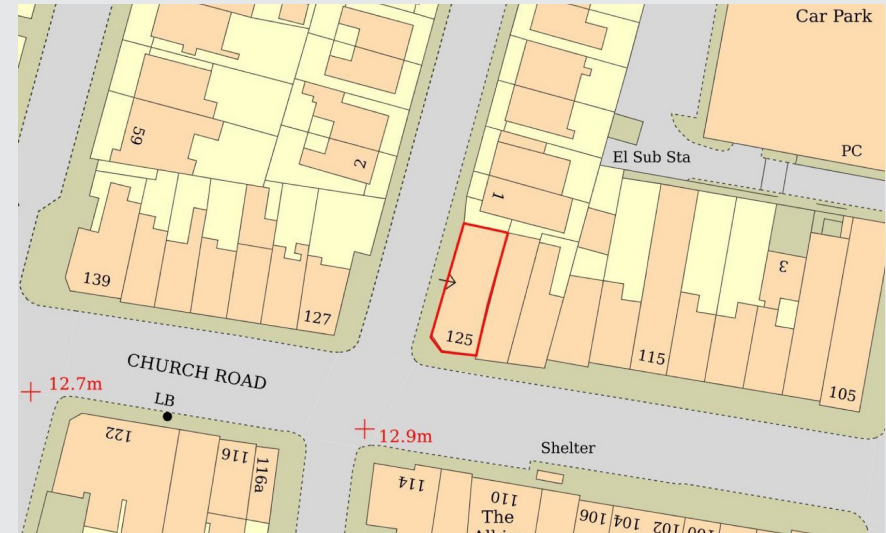
Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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