



62 Church Road
Hove, East Sussex BN3 2FP

TO LET

WELL PRESENTED OFFICE / RETAIL UNIT

Size 66.52 sq m (716 sq ft)

Key Features:

- Self contained access
- Meeting room
- Within a 13 minute walk of Hove Station
- Air conditioning
- Good sized storage
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Available from 1st June 2024





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Location

The property is situated on the southern side of Church Road which is a busy main road thoroughfare where a wide variety of national and independent retailers as well as many restaurants are represented. Nearby occupiers include Caffè Nero and Natwest & Lloyds Bank. Brighton city centre lies within close proximity to the east.

Location pin (what3words) : spout.lows.vest
<https://what3words.com/spout.lows.vest>

Accommodation

The property forms part of a mid terraced building and provides a well presented ground floor sales area with a raised floor to the rear and office accommodation on the lower ground floor. There are WC facilities and a kitchenette on the ground floor. The property would suit a number of uses such as an estate agents, solicitor's office, employment agency etc.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	399 sq ft	36.89 sq m
Lower ground	318 sq ft	29.64 sq m
Total	716 sq ft	66.52 sq m

EPC

We understand the property to have an EPC rating of B (45).

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.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £29,750 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £16,500

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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FLOOR PLANS

