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## LOCATION

Located on the vibrant south side of Blatchington Road, 100a enjoys a prime position in Hove's bustling commercial area. This highly sought-after location is surrounded by well-established businesses, including Tesco Superstore, The Co-operative Food, and Iceland, with George Street's thriving shopping hub and the amenities of Church Road just a short walk away.

Conveniently accessible, Hove Station is only a 5-minute walk to the north, providing excellent transport links, while Hove Seafront lies just a 10-minute stroll to the south.

## Description

This self-contained first-floor office unit has been recently refurbished, offering a bright and modern workspace. The property includes a convenient rear W/C facility and is ready for immediate occupation, making it an ideal choice for a wide range of businesses.

Located in the heart of Hove's thriving commercial area on Blatchington Road, this property enjoys excellent access to nearby amenities and transport links.

Offered on a new lease with flexible terms, this versatile space provides the perfect opportunity to establish or expand your business in a vibrant and convenient setting.

## Key Features

- Self Contained First Floor Offices
- Hove Location
- Flexible Terms New Lease Available
- Recently Refurbished

#### Accommodation

First-floor office premises, accessed from a self-contained ground floor entrance on Blatchington Road.

Total Accommodation (NIA): 271.23 sq ft (25.20 m2)

Lease

A new lease is available on flexible leasing terms.

Guide Rent - £7,500 per annum exclusive.

#### Rent Review

By way of negotiation.

## Repairing Liability

Full Repairing & Insuring basis by way of a service charge contribution.

### **Business Rates**

Billing Authority: Brighton & Hove Description: Office and premises

Rateable Value: -Rates Payable: -

Valid from 1 April 2023 to present

Eligible for Full Small Business Rates Relief (SBRR) - https://www.g ov.uk/apply-for-business-rate-relief/small-business-rate-relief.

#### VAT

The property is not elected for VAT, therefore VAT is not chargeable on the terms quoted.

## Legal Fees

By negotiation.

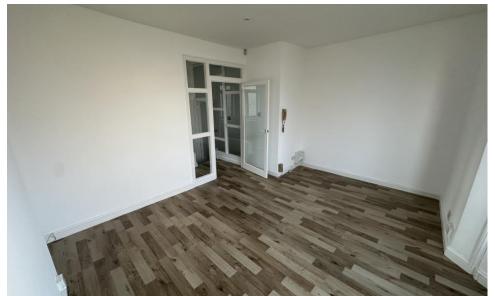
## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins.

















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#### **BRIGHTON OFFICE**

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