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PROPERTY PEOPLE

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11 Chapel Mews, Hove, East Sussex, BN3  
1AR

TO LET: MODERN WORKSHOP/STUDIO/OFFICE IN PRIVATE MEWS WITH  
PARKING

# LOCATION



Located within Chapel Mews, a charming and secluded development off Waterloo Street in Hove, this property provides a peaceful setting away from the hustle and bustle, while still being within walking distance of central Brighton and the picturesque seafront.

## Description

This versatile, self-contained unit features renovated, open-plan office/studio/workshop space, complete with a galley kitchen, WC, and storage facilities.

## Key Features

- Eligible for full business rates relief
- Charming mews property
- Reserved parking included
- Close to the seafront
- New lease available - ready for immediate occupation

## Accommodation

The Ground Floor is arranged as follows:

- Internal Width (Max): 24'7"
- Internal Depth (Max): 36'4"

**Total Accommodation (GIA): 918 sq ft (85.3 m2)**

## Amenities

- Modern wooden flooring
- Central heating provided by a gas boiler
- Galley kitchen
- Three-phase electrics
- WC and storage facilities
- Abundant plug sockets
- Perimeter trunking
- Recessed LED strip lighting
- One allocated secure parking space

## Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £18,500 per annum, exclusive (£20 psf).

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing & Insuring by way of service charge.



## Business Rates

Billing Authority: Brighton & Hove

- Description: Workshop and premises
- Rateable Value: £11,250.00
- Rates Payable:
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VAT

VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Viewing Arrangements

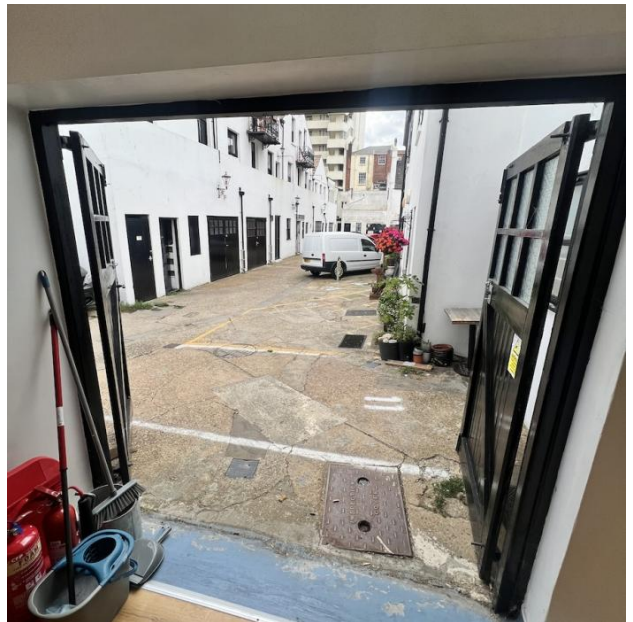
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).















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