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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.

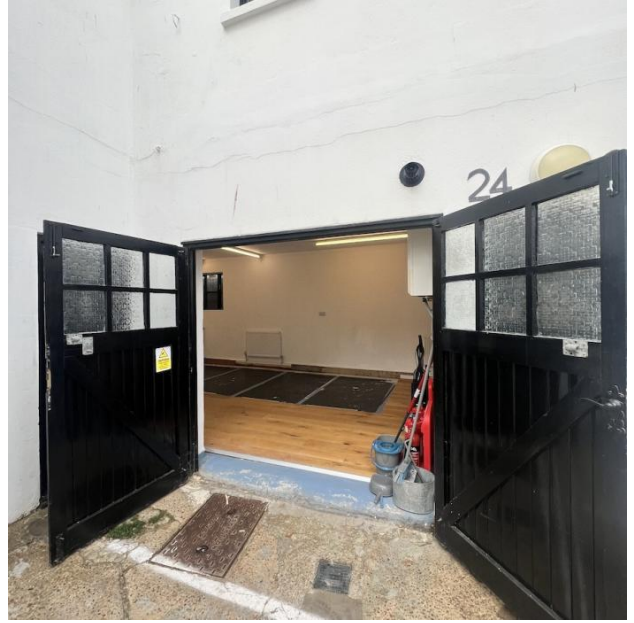
Legal Fees

Each party is to pay their own legal costs.

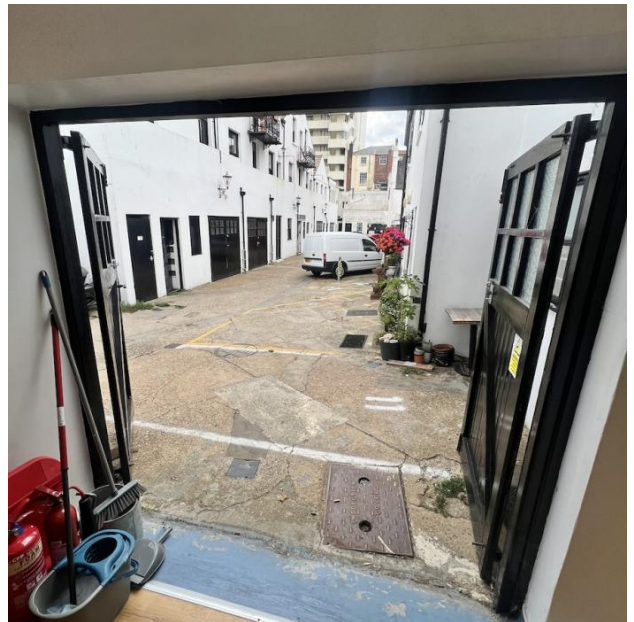
Viewing Arrangements

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











GET IN TOUCH
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