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201 Church Road, Hove, BN3 2AB

TO LET: PROMINENT CORNER PREMISES WITH DOUBLE FRONTAGE

# LOCATION



Situated at the western end of the desirable Church Road in Hove, this location occupies a prime position on the northern side, at the corner of Sackville Road and New Church Road.

This site is a sought-after destination for a variety of businesses, serving as a prominent hub for retailers, restaurants, pubs, and offices. Notable nearby establishments include the Hove Town Hall, which hosts the offices of Brighton & Hove City Council, and a Tesco Superstore.

The area is enriched by a densely populated residential neighbourhood and benefits from its close proximity to Brighton City Centre to the east, Portslade to the west, and Hove Station, which is within walking distance to the north.

## Description

A unique opportunity to occupy an attractive corner premises with a prominent double display frontage on the bustling Church Road in Hove. Recently refurbished throughout, the unit features a glass-fronted entrance lobby, a galley kitchen, ample storage, air conditioning units, and a W/C facility.

Ideally suited for a variety of uses, this space is ready for immediate occupancy.

## Key Features

- Prime Church Road Location
- Eligible for Small Business Rates Relief
- Prominent Corner Position with Double Frontage
- Modern Interior Fit-Out

## Accommodation

The Ground Floor accommodation is arranged as follows:

- Internal Width (Max): 22'10"
- Internal Depth (Max): 34'3"

**Total Accommodation (NIA): 667 sq ft (62 m2)**

## Amenities

- Wood laminate flooring
- Suspended ceiling with LED strip lighting

- Air conditioning unit
- Ample storage facilities
- Galley kitchen
- WC facility
- Plenty of natural light
- Numerous power sockets

## Lease

A new short-term lease is available for up to three years (Outside the Landlord and Tenant Act 1954).

Guide Rental Level: £30,000 per annum, exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Internal Repairing and Insuring, documented via a photographic Schedule of Condition Report.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £11,000
- Rates Payable: -
- Valid from: 1st 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 fees.

## Viewing Arrangements

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







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