

# CD Clifford Dann

chartered surveyors & estate agents



**4 Kings Mews  
Hove  
BN3 2PA**

**GROUND FLOOR OFFICE /  
WORKSHOP  
TO LET**

## LOCATION

Kings Mews dates from 1883. The mews is the only one in the city with an archway entrance. The office / workshop is situated at the northern end of Third Avenue close to the junction of Church Road.

Albion House, Albion Street,  
Lewes, East Sussex BN7 2NF  
**T** 01273 407902  
**F** 01273 487910  
**E** [commercial@clifforddann.co.uk](mailto:commercial@clifforddann.co.uk)



Commercial & Business Transfer Agents Valuers  
Auctioneers Planning & Development Advisers Building Surveyors  
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

[www.clifforddann.co.uk](http://www.clifforddann.co.uk)

Hove is bordered by Brighton to the East and Portslade-by-Sea in the West. Hove is a thriving conurbation of Brighton with a population of approximately 90,000. Hove has a comprehensive public transport system including buses to all districts and three train stations serving Brighton mainline station with links to London (approximately 60mins) and coastal towns to the West.

## DESCRIPTION

The premises benefit from a ground floor lock up office/workshop with high ceilings and roller shutter door with power and light. The unit is L shaped and mainly open plan with an inclusive area which could be used as a private office if required. There is a separate WC to the rear.

## DEMISE

The premises comprise a lock-up office/workshop:-

**Ground Floor Area      790 sq ft      73.51 sq m**

## RATES

Rateable Value: £5,800. The Uniform Business Rate for the year 2018/2019 is £0.48p in the £.

## LEGAL FEES

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Not applicable, the building is Grade 2 listed.

## VAT

We understand the property has not been elected for VAT.

## TERMS

New lease for a term to be agreed.

**£10,000 per annum exclusive**

## VIEWING

For further information or to arrange an inspection please contact sole agents:-

## GILES MAUDE

### COMMERCIAL SURVEYOR

#### CLIFFORD DANN

Direct line: 01273 407470

Email: [gmaude@clifforddann.co.uk](mailto:gmaude@clifforddann.co.uk)

#### CODE OF PRACTICE ON COMMERCIAL LEASES

*Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)*

*Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.*

Albion House, Albion Street,  
Lewes, East Sussex BN7 2NF  
**T** 01273 407902  
**F** 01273 487910  
**E** [commercial@clifforddann.co.uk](mailto:commercial@clifforddann.co.uk)



Commercial & Business Transfer Agents Valuers  
Auctioneers Planning & Development Advisers Building Surveyors  
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

[www.clifforddann.co.uk](http://www.clifforddann.co.uk)