

CD Clifford Dann

chartered surveyors & estate agents



22 Church Road
Hove
BN3 2FN

**GROUND FLOOR & BASEMENT
LOCK UP SHOP WITH VACANT
UPPER PARTS TO LET**

Albion House, Albion Street,
Lewes, East Sussex BN7 2NF
T 01273 407902
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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.

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LOCATION

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, which are situated on Church Road, benefit from a ground floor shop with basement. Additionally there are four floors above comprising two rooms per floor which previously have been let out on a room by room basis. Alternatively there would be the possibility to convert to individual apartments (subject to necessary consents). There is a kitchenette, separate WC and shower room. The upper floors are accessed from the rear of the property with a separate staircase. In our opinion the upper parts of the building are in need of refurbishment.

DEMISE

The premises comprise a lock-up shop:

Ground Retail	468 sq ft	43.50 sq m
Basement	438 sq ft	40.71 sq m

Upper parts comprising two rooms over four floors

RATES

Rateable Value: £17,750. The Uniform Business Rate for the year 2019/20 is £0.491p in the £.

COUNCIL TAX

Band C - £1,605.32 per annum.

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating D

VAT

We understand the property has not been elected for VAT.

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TERMS

New lease for a term to be agreed.

Ground Floor and basement - **£27,000 per annum exclusive**

Upper Parts - **£17,500 per annum exclusive**

The entire building - **£44,000 per annum exclusive**

As stated above there is the opportunity to split the building and negotiate a separate lease for the residential accommodation excluding or inclusive of the retail element.

VIEWING

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

JIM GROVES

COMMERCIAL SURVEYOR CLIFFORD DANN

Direct line: 01273 407920

Email: jgroves@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

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.

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