

PROMINENT CLASS E FREEHOLD FOR SALE

HOVE

103 CHURCH ROAD

Description

Hove is a coastal town forming part of the city of Brighton and Hove on England's south coast, known for its residential character, seafront, and proximity to the more commercial centre of Brighton. It benefits from strong transport connectivity, making it an accessible commuter and tourist location.

Retail in Hove is characterised by a predominantly local, neighbourhood-focused offer, combining independent retailers, small high-street chains, and out-of-centre retail parks, rather than a single dominant shopping core.

The NatWest occupies a prominent corner position on Church Road with a return frontage to Tisbury Road, which is largely residential. There are a number of local independents with a busy restaurant scene as well as a decent office provision.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with first floor and basement providing the following approximate areas:

Ground Floor Sales	1,746 sq. ft.	(162.21 sq. m)
Ground Floor Ancillary	416 sq. ft.	(38.65 sq. m)
Basement Ancillary	1,164 sq. ft.	(108.13 sq. m)
First Floor Ancillary	962 sq. ft.	(89.37 sq. m)
Total	4,288 sq. ft.	(398.46 sq. m)

The property benefits from 2 car parking spaces.

The property has three long leaseholds for part first floor, second floor and third floor. The leaseholds are 125 years and are currently dated 28 April 2005, 30 June 2005 and 6 September 2013. The ground rent is £100 per annum per lease.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£510,000**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£76,500
UBR (26/27)	0.43p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

Available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King 07545 386694
freddie.king@greenpartners.co.uk

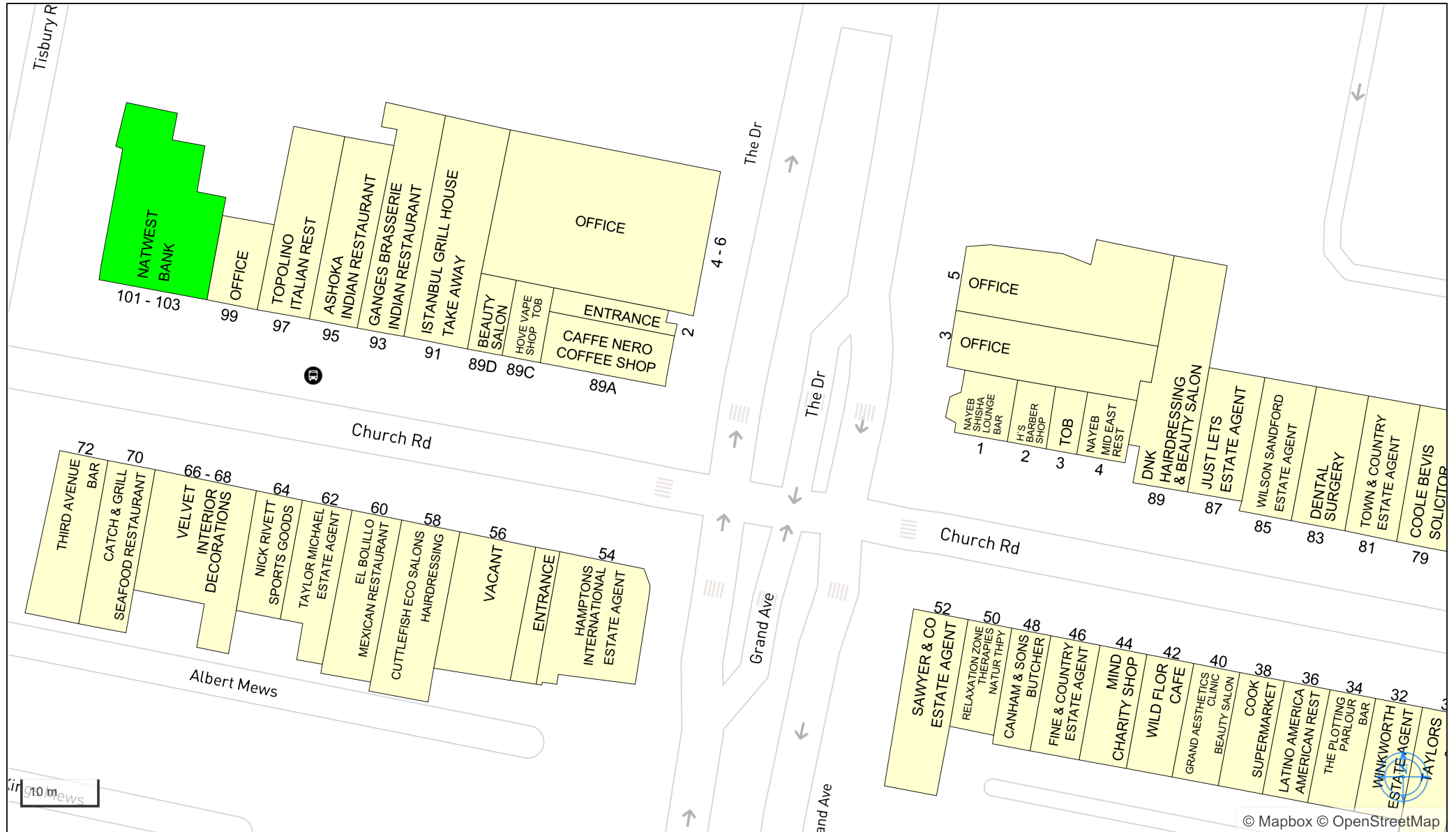
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





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