



9 Chapel Mews
Hove, East Sussex BN3 1AR

TO LET

STUDIO / OFFICE / WORKSHOP

Size 57.66 sq m (621 sq ft)

Key Features:

- Studio / office / workshop opportunity
- Currently fitted as a commercial kitchen
- Fixtures & fittings available upon request
- Double door access
- Excellent local amenities
- Extraction fitted
- Rent £12,000 per annum exclusive





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Location

The property is situated in Chapel Mews, an attractive mews development located in a secluded location off Waterloo Street in Hove and within easy walking distance of central Brighton and the seafront.

Accommodation

This mixed use mews style property comprises the ground floor of this two storey end of terrace building comprising studio / office / workshop accommodation at ground floor level and residential accommodation over the upper parts.

The property is currently fitted out as a commercial kitchen and the fixtures and fittings can be made available upon request and by negotiation.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	621 sq ft	57.66 sq m

EPC

TBC.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £12,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £5,800.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH