



**First, Second & Third Floors, 170 Church Road**  
Hove, East Sussex BN3 2DJ

**TO LET**

## **F.1 EDUCATION ACCOMODATION ARRANGED OVER 3 FLOORS**

Total size 2,176 sq ft / 202.16 sq m

### **Key Features:**

- Well located within Central Hove
- Character building with dual aspect windows
- 10 min walk from Hove station
- Close to the seafront & George Street
- Opposite Tescos and car park
- Rent £37,500 per annum
- Rates £26,750
- EPC E





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## Location

The property is located on the south side of Church Road on its junction with Vallance Road and directly opposite the Tesco supermarket.

The seafront is less than 500 metres to the south and Hove station within 1 km to the north.

Church Road links with Sackville Road 200 metres to the west from which access can be gained to the A27 south coast trunk road approximately 3.5 km to the north.

Brighton city centre is 2 km to the east. Hove is a popular and vibrant residential area. Church Road supports a wide range of retail and leisure uses.

## Accommodation

The building comprises an end of terrace period building arranged over the ground, first, second and third floors. The subject accommodation is located over the first, second and third floors benefiting from its own self contained access to the rear

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
First	662 sq ft	61.47 sq m
Second	777 sq ft	72.22 sq m
Third	582 sq ft	54.10 sq m
<b>Total</b>	<b>2,176 sq ft</b>	<b>202.16 sq m</b>

## EPC

We understand the property to have an EPC rating of E(109).

## Planning

The property was last used as a dance school. This is an F1 use under the Use Class order (UCO) 2020. F1 covers schools, education, training centres, museums, halls and plenty of worship uses.

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 £37,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2023): £26,750

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

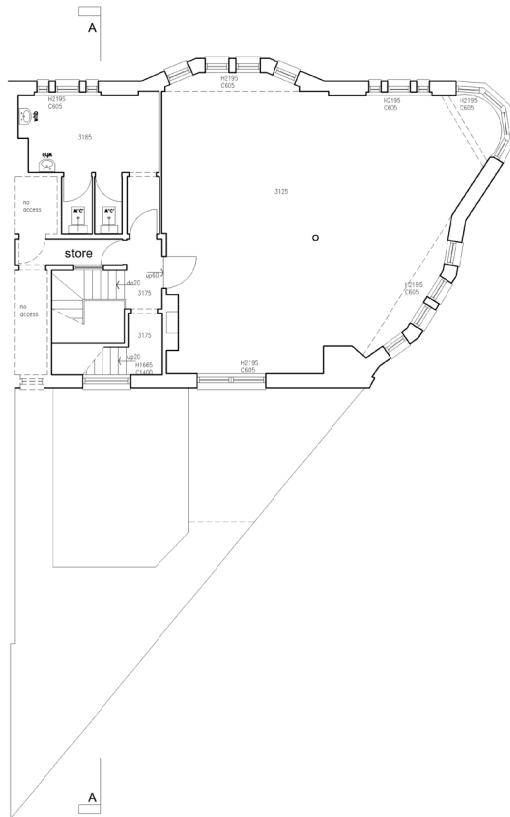
## VAT & Legal Fees

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

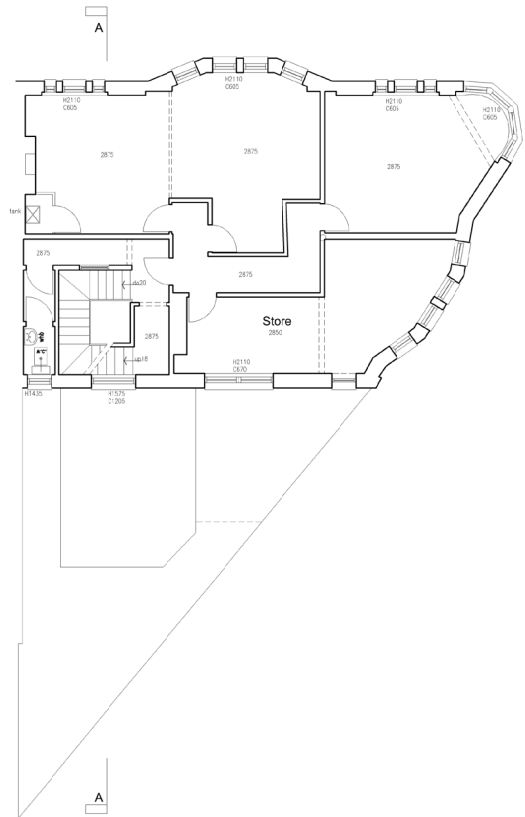
Each party to bear their own legal costs incurred.



## Floor Plans



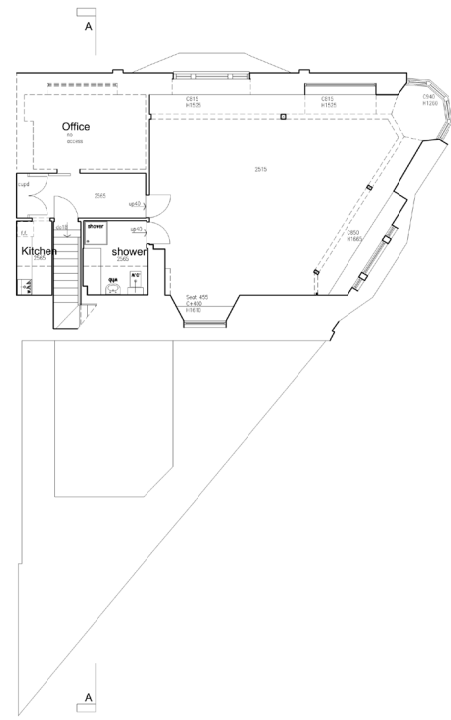
First Floor Plan as Existing



Second Floor Plan as Existing



Ground Floor Plan as Existing

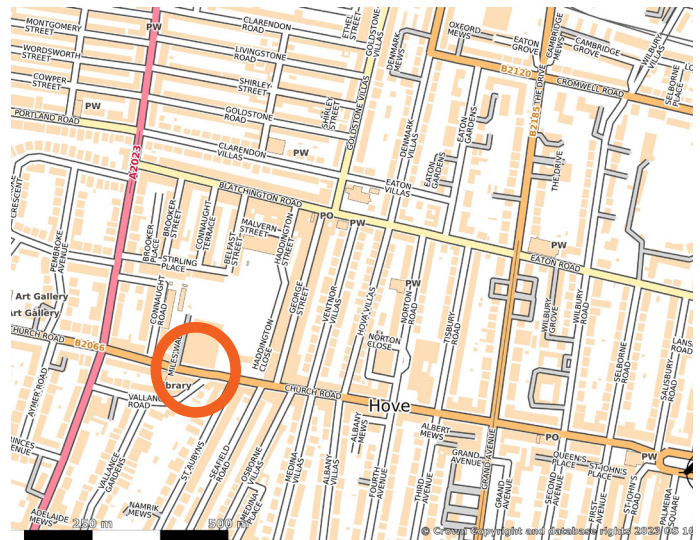


Third Floor Plan as Existing





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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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