

**GROUND & LOWER GROUND FLOOR STUDIO
SUITABLE FOR VARIETY OF USES
1,148 SQ FT (104 SQ M)
TO LET**



**LINKLINE HOUSE
65 CHURCH ROAD
HOVE, BN3 2BD**

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LOCATION Situated in a highly popular office location in the heart of Hove's main commercial thoroughfare of Church Road. Church Road is a thriving commercial thoroughfare which includes all the major Banks, numerous restaurants and bars, a selection of single and multiple retailers and a wide variety of office occupiers. The premises is also close to the Hove Town Hall and the beach and is an eight to ten minute walk from Hove's mainline railway station and is on all the major Hove bus routes.

ACCOMMODATION The premises comprise a ground floor and lower ground floor Suite, arranged as follows:

Ground & Lower Ground Floor Suite

Reception 9'2" x 19'9 **181 sq ft**

- Kitchenette SSS
- W/C + HWF
- Carpeted
- Strip Lighting

Main Office 13'8 x 26 **355 sq ft**

Rear Office 13'7 x 13'7 **185 sq ft**

- Strip Lighting
- Carpeted

Lower Ground Floor

Front Office 14'4 x 15'11 **227 sq ft**

Rear Office 8'11 x 24'10 **200 sq ft**

- Carpeted
- Strip Lighting
- WC + HWF

Total Accommodation 1,148 sq ft (104 m²)

TENURE Leasehold/Licence

LEASE New flexible lease/licence is available with terms to be agreed

RENT £22,000 Per annum inclusive of all bills except electricity, rates & telecoms

UNIFORM BUSINESS RATES

Description:	Offices and premises
Rateable Value:	£16,000

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Prop Ltd
Tel: 01273 233333