

MAKING
PROPERTY
WORK

SHW

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TO LET

**SELF CONTAINED OFFICE / E-CLASS SPACE
CENTRAL HOVE LOCATION – 1,814 SQ FT (168.53 SQ M)**

Ventnor Villas, Hove, East Sussex, BN3 3DD

LOCATION

The premises is situated in a highly prestigious location on the Western side of Ventnor Villas, an affluent area in Hove that connects Blatchington Road and Church Road.

Ventnor Villas runs parallel with George Street, a popular pedestrianised commercial thoroughfare and is a short walk from the Church Road Tesco's Superstore which has over 300 customer parking spaces.

Hove Mainline Station is a short 5 minute walk from the property and provides regular services to Brighton, Southampton and London.

DESCRIPTION

The property is currently configured as a GP surgery, comprising a large open waiting area with customer W/C, four consulting rooms, ancillary office, store and mezzanine with kitchenette and W/C. The premises benefits from Air Conditioning, fully carpeted throughout, track / spot LED lighting and a private parking space.

The property is suitable for a wide variety of uses (STNC).

RENT

A new full repairing and insuring lease is available, at a commencing rent of £37,500 per annum exclusive, subject to rent reviews at the appropriate intervals.

VAT

The property is eleccted for VAT, therefore VAT is chargeable on the terms quoted.

RATES

Effective April 2023, the rateable value is: £25,250
For further information on rates payable please get in touch.

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in the transaction.

EPC

D-87

FLOOR AREAS

	FT ²	M ²
GROUND FLOOR	1,726	160.35
REAR STORE	88	8.18
TOTAL AREA	1,814	168.53

VIEWINGS – 01273 876200

Alexander Denning

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Emma Ormiston

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twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

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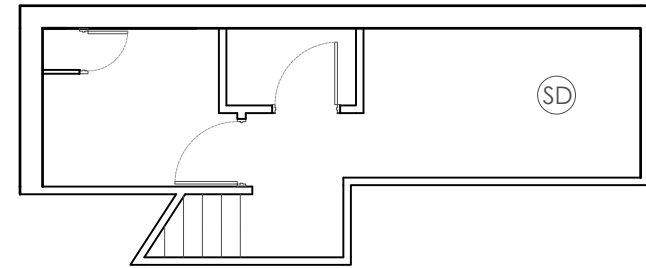
LinkedIn - [SHW Property](https://www.linkedin.com/company/shw-property)



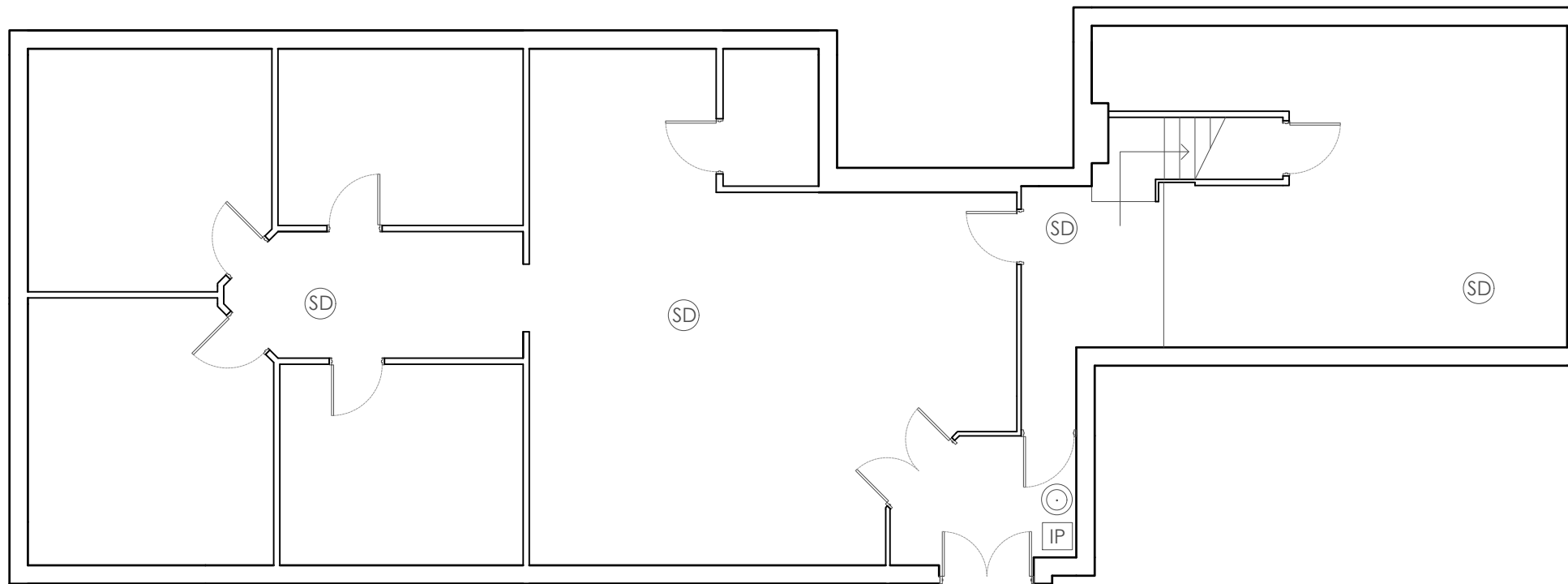
Instagram – [SHW Property](https://www.instagram.com/shw-property)

Notes:
Do not scale off of this drawing, except for planning purposes.
All dimensions to be confirmed on site.
This drawing is to be read in conjunction with other drawings in this series and all relevant consultants drawings and documentation where applicable.
This drawing has been produced for the specific client and project identified below and is not intended for use by any other person or for any other purpose other than indicated on this drawing.
Please report any discrepancy on this drawing to SHW for clarification.

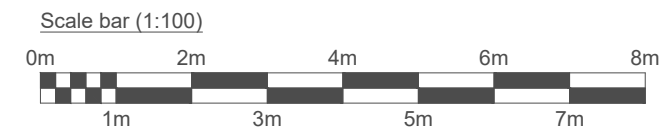
Mezzanine



Ground Floor



- ⊙ = Fire Alarm Call Point
- ⊙SD = Smoke Detector
- IP = Fire Alarm Indicator Panel



Rev	Date	Description	Drn	Chk

Revision History:

Site Address: Former Ventnor Villas Surgery
Rear of 141-155 Church Road
Hove
East Sussex
BN3 2AE

Project Name:

Drawing Title: Floor Plan

Client: Charlford Ltd

Status:	Rev. -
Scale. 1-100 @ A3	Project No. Dwg No.CO-020
Date: 11.06.2024	Drawn By. WM Chk. AR

