



## 56 Church Road

Hove, BN3 2FP

**Impressive retail unit to let  
either as a whole or will split.**

**640 to 1,280 sq ft**  
(59.46 to 118.92 sq m)

- Rent £55,000 for the whole unit or £35,000 per unit if split
- Superb Church Road Location
- Character Property
- Close to Seafront

# 56 Church Road, Hove, BN3 2FP

## Summary

<b>Available Size</b>	640 to 1,280 sq ft
<b>Rent</b>	£35,000.00 - £55,000.00 per annum per annum exclusive of rates VAT & all other outgoings.
<b>Rates Payable</b>	£20,833.25 per annum Based on the 1 April 2023 Valuation
<b>Rateable Value</b>	£41,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	C (57)

## Description

An attractive ground floor retail unit with a prominent window frontage & good ceiling height within the unit. The space is available to let either as a whole or our client will look to split the unit in two separate units.

## Location

The property is situated on the southern side of Church Road, Hove close to the junction of Grand Avenue which leads to Hove Lawns & the Seafront. Nearby Occupiers include Hamptons, Velvet, Cafe Nero, Canhams, Etch, 7 Bone Burger & Platform 9 which is situated within Hove Town Hall.

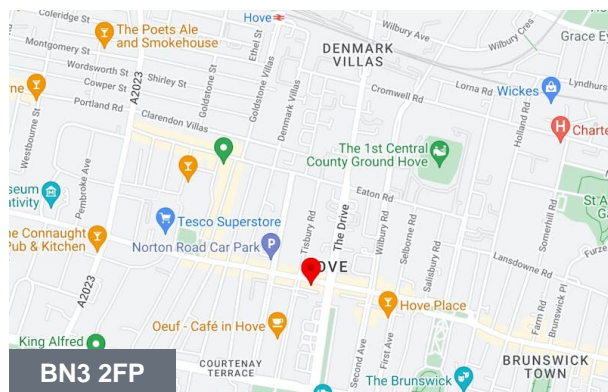
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - whole unit	1,280	118.92	£55,000 /annum PAX	Available
Ground - Unit A If Split	640	59.46	£35,000 /annum PAX	Available
Ground - Unit B if Split	640	59.46	£35,000 /annum PAX	Available

## Terms

Available on a new effective full repairing & insuring lease for a term to be agreed of no less than 5 years, with upward only rent reviews at appropriate intervals.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### Jack Bree

01273 109121  
jack@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877  
james@eightfold.agency





# Energy performance certificate (EPC)

56 Church Road  
HOVE  
BN3 2FP

Energy rating

C

Valid until:

5 April 2032

Certificate number: 7481-7975-5681-9191-7748

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

141 square metres

## Rules on letting this property

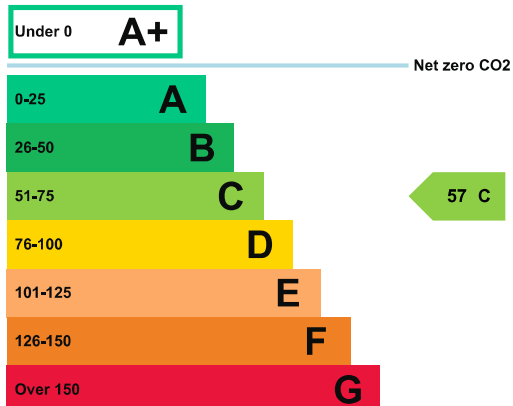
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

71 C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

85.63

Primary energy use (kWh/m<sup>2</sup> per year)

507

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6836-0648-6964-6903-4609\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hole
Telephone	01273 321864
Email	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Brighton BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	4 April 2022
Date of certificate	6 April 2022

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