

HIGHLY VISIBLE LOWER GROUND FLOOR PREMISES IN HOVE

2,086 sq ft (193.77 sqm)



Oakley

Your Sussex Property Expert

73A Western Road Hove, BN3 2JQ

- Sought after Hove location
- New lease available
- Lower ground floor - with bar area
- May suit a variety of uses (STNC)
- £20,000 per annum rent

TO LET

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LOCATION

The property is located in a prominent position in Hove near to Palmeira Square. The access to the unit is located fronting Western Road, providing frontage on to high footfall and passing traffic. Being located on the western most part of Western Road the property is part of one of Brighton and Hove's main commercial areas. Hove station is approximately 20 minutes walk to the west and the seafront is several hundred yards to the south.

A location plan and [street view](#) can be viewed online through Google Maps by typing in the following postcode: **BN3 2JQ**.

DESCRIPTION

The premises is laid out over the lower ground floor with self-contained access. Internally the property is laid out as a former night time venue with bar, kitchen area, WC's. The premises would suit other users, subject to planning.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Lower ground area</i>	<i>2,086</i>	<i>193.77</i>
Total accommodation	2,086	193.77

LEASE TERMS

The premises are to let by a new lease on terms to be agreed.

RENT

Offers are invited in the region of £20,000 per annum exclusive.

VAT

VAT may be applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'Sui Generis'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year provided by the Valuation Office Agency www.voa.gov.uk is £23,250.

The Small Business Rate for the financial year is 49.9p in the £ making the Rates payable approx. £11,601.75.

More information can be found at [Business rates: Overview - GOV.UK](#)

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B-46.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through the letting agent, Oakley Property or our joint agents Flude Commercial.



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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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