

AMAZING RETAIL UNIT WITH PARKING TO LET

54 Western Road, Hove, BN3 1JD

Rent £32,000 PAX



DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Net Frontage (5.51 M)	18'1"	5.51 M
Gross Frontage	19'6"	5.94 M
Ground Floor Height	11'8"	3.55 M
Ground Floor Sales	1294 SQ FT	120.21 SQ M
Basement	719 SQ FT	66.8 SQ M
WC		
2 car parking spaces		

LEASE:

Available by way of assignment of existing effective full repairing & insuring lease (By way of service charge) for a term of 10 years from the 12th April 2014. The landlords have indicated that if required they would consider granting a new longer lease.

RATES:

Rateable Value: Rateable Value £27,500
UBR APR 2020/2021 51.2p

EPC:

Certificate Reference Number: 0210-6944-0321-9850-6074

The energy efficiency rating for this property is B43 and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

Incoming tenant to make a contribution of £1500 plus VAT towards the Assignor & landlords legal costs. An unconditional undertaking to be provided prior to release of papers whether the matter proceeds to completion or not.

VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency

LOCATION:

The property is situated on the Southern side of the road at the Western End of Western Road, Hove close to Holland Road & Palmeira Square. The unit is located in a central position of this impressive block known as Hill House (previously Hill's of Hove Department Store) encompassing an array of retail units at ground floor with residential apartments above. Nearby occupiers include Cin Cin, Starbucks, Sainsbury's, Hidden Hearing, Purezza, Nostos, Sharps & The Property Pod.

DESCRIPTION:

An impressive retail unit that has been fitted & maintained to a very high standard. Accessed via a feature glass shopfront the ground floor comprises a large, light & airy open plan space with good ceiling height. There is further basement storage where a WC & Kitchen are also located whilst there is also 2 covered parking spaces to the rear of the property.

RENT:

Rent £32,000 per annum exclusive of rates, VAT and all other outgoings.



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