

To Let

Saxon Road Pavilion
Aldrington Recreation
Ground
Hove
East Sussex
BN3 4LE



For further information or an
appointment to view please contact:

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Location

Aldrington Recreation Ground is a popular public park in the city of Brighton & Hove.

The location benefits from good road communications being within 0.5 miles of Kingsway (A259) and 1.5 miles of the Old Shoreham Road (A270). There are various bus stops in close proximity and Portslade Railway Station is approximately 1.5 miles to the north-west.

There is on-street parking available on Saxon Road.

Description

The subject property comprises a detached single storey building of brick construction under a pitched roof. The available accommodation comprises the whole building and features a large central open-plan space flanked at either end by toilet and changing facilities, plus a kitchen and ample internal storage. There is also a public access disabled toilet and external store.

The building fronts onto an enclosed grassed area which the tenant will have a right to utilise in common with the Landlord.

We consider that the available accommodation currently falls within a D1 (Non-residential institutions) use class based upon the most recent nursery use. Prospective tenants are to make their own enquiries in this regard. Subject to planning, the Landlord will consider a variety of uses for the building, except food and drink.

Amenities

- Class D1 (Non-residential institutions) use
- Prominent park location
- Versatile accommodation
- External grassed area
- Ample toilet and changing facilities

We have measured the Gross Internal Area (GIA) of the building in accordance with the RICS Property Measurement (2nd edition):

Saxon Road Pavilion, Aldrington Recreation Ground		
	Sq.ft	Sq.m
Total	1,621	149.80

Terms

The property is available by way of a new full repairing and insuring lease to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 for a term by arrangement and as appropriate subject to upwards only rent reviews at the expiration of each 5th year.

The Landlord will reserve the right to utilise part of the building as a Polling Station for election events.

The Tenant will be responsible for maintaining the public access disabled toilet and complying with the designated opening times (daily between 8am to 8pm from Good Friday to 30 September).

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3 Brindleyplace, Birmingham, B1 2JB

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Rent

Rental offers are invited.

VAT

We are advised that VAT is not currently applicable on the rent.

Business Rates

The current Rateable Value for the accommodation under the 2017 valuation is £11,250.

This is within the threshold for 100% Small Business Rate Relief (subject to eligibility), albeit reassessment will be required upon occupation.

Legal Costs

The ingoing tenant is to pay a contribution towards the Landlord's legal costs.

EPC

Awaiting result.



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