

## Rent | £20,000 PAX Plus VAT -



## LOCATION

The premises are situated on the eastern side of Hove's prime pedestrianized shopping street, adjoining Slug & Lettuce and close to the junction with Church Road. Other nearby occupiers include Bon Marche, Costa Coffee, Robert Dyas, William Hill, Santander and Barclays.

## DESCRIPTION

The property comprises a ground floor retail unit with an internal staircase leading to the first floor ancillary accommodation including WC facilities, kitchen and store.

## ACCOMMODATION

The property has the following approximate dimensions and net floor areas:

	SQ FT	SQ M
Gross Frontage	16	4.93
Shop depth	63	19.17
Shop width	15	4.49
Sales area	863	80.19
First Floor ancillary	256	23.81

## TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

£20,000 PAX

## USE

A3 and A5

## RATES

We are advised by the local authority that the property has a rateable value of £21,750.

## VAT

VAT may be chargeable on the terms quoted.

## LEGAL COSTS

We are advised by the local Rating Authority that the property has a rateable value of £21,750

## EPC

The property has an EPC rating of D-76



## VIEWINGS

Richard Pyne

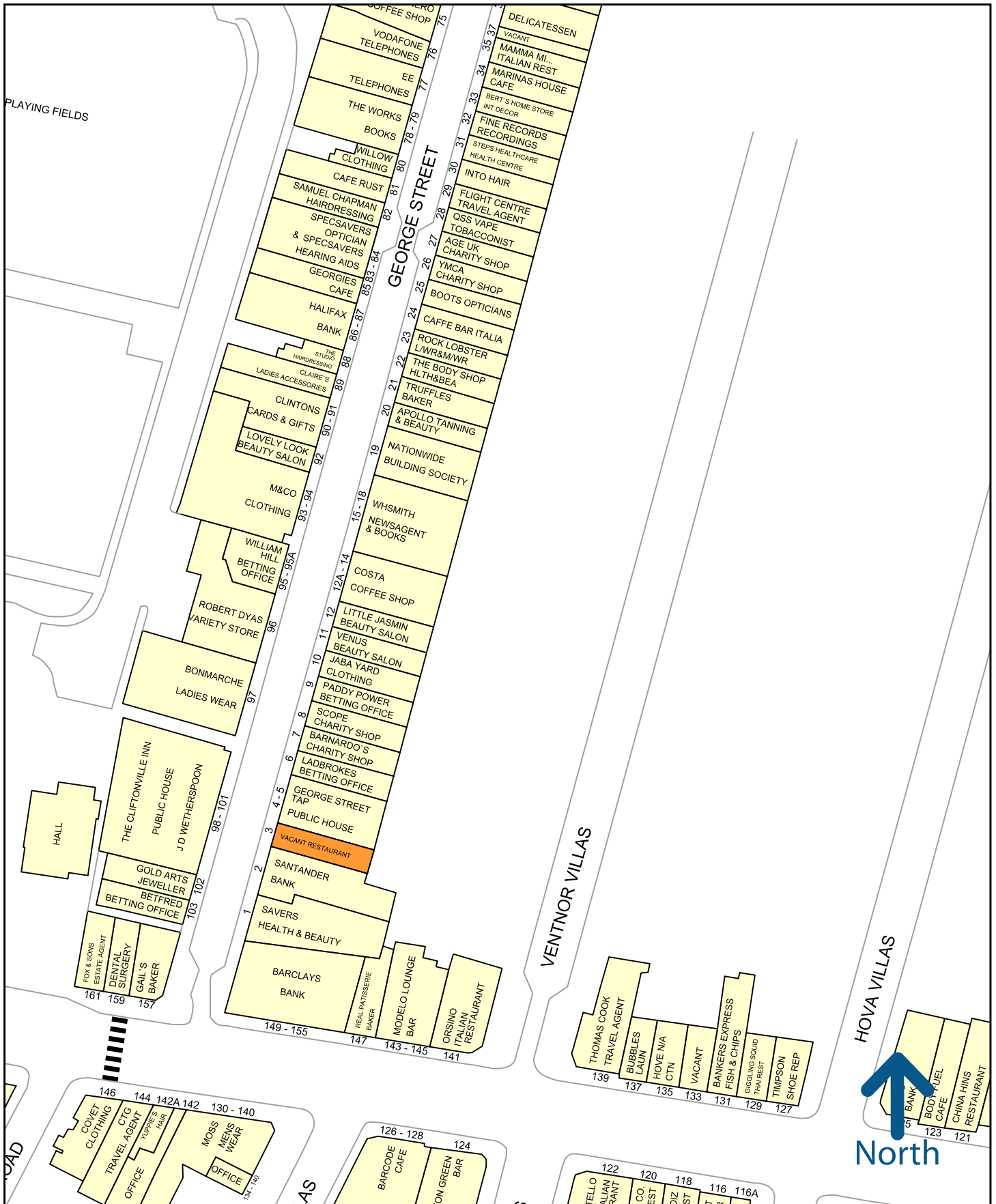
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## SOCIAL

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Experian Goad Plan Created: 15/10/2019

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