

222 Hangleton Road, Hove BN3 7LP



TO LET

RETAIL

Located on an established parade of shops in the Hangleton area.
Retail unit 52.40 sq m (564 sq ft)

KEY FEATURES

- Double fronted retail unit
- Offered by way of a new lease
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- Rent £14,750 per annum





Location

The property is located in the popular Hangleton area of Hove situated to the north west of the city centre. The area is a largely residential suburb and the parade is home to a number of other retailers, which includes a Tesco and Co-op convenience store, Boots pharmacy, and then mainly independent retailers such as estate agents, dry cleaners and A3 providers.

Accommodation

The property comprises a double fronted corner terrace lock up retail unit.

The available accommodation is arranged over the ground floor with a WC.

We have believe the existing accommodation to have the following approximate net internal floor areas:

Retail unit	52.40 sq m (564 sq ft)
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Planning

We understand that the premises benefit from A1 use within the Use Classes Order 1987 (as amended).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rental of £14,750 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.lettingbusinesspremises.co.uk.

EPC

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Business Rates

Rateable value (2017 list):	£12,750.00
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UBR for year ending 31.03.19:	49.1p in the £
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Rates payable 2018/2019:	£6,260.25
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We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Will Thomas**

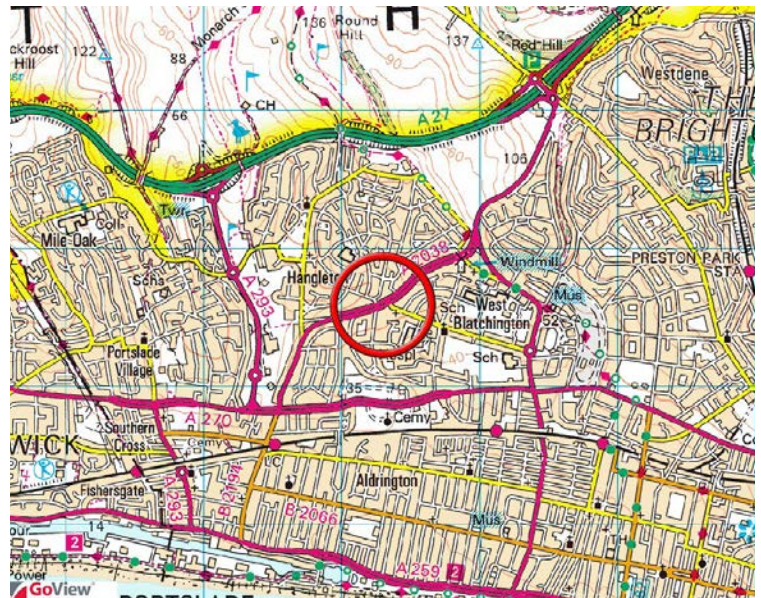
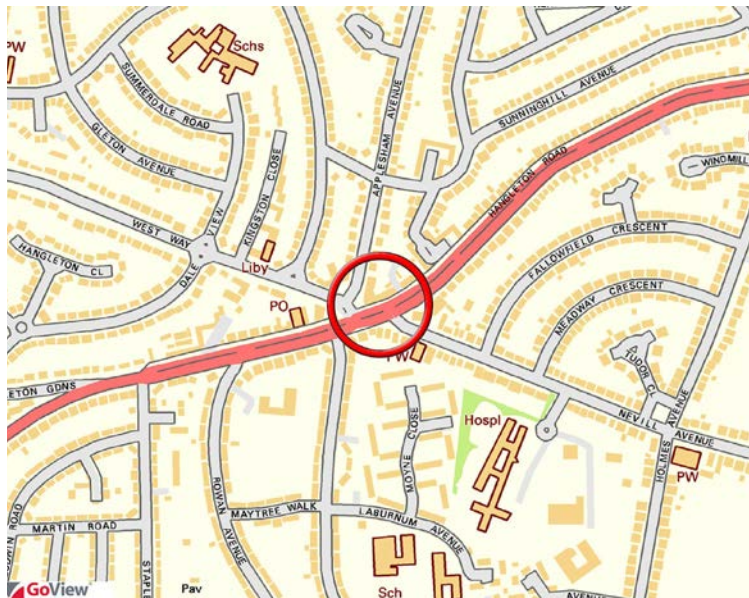
Telephone: **01273 727070**

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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Maps



Boundaries shown are for identification purposes only