

FORMER DAIRY DEPOT TO LET

The Dairy, 35-39 The Droveaway, Hove BN3 6LW

LOCATION:

Property is located in The Droveaway in central Hove. The immediate area is predominantly residential with Hove Park a few minutes walk away. A Tesco Express is opposite and Pavilion & Avenue Tennis Club is nearby as is Lancing College Preparatory School and The Bilingual Primary School. Easy access to both the A27 and the A23 is readily available whilst both Hove Station and Preston Park Station are also within walking distance.

DESCRIPTION:

The site is approximately 1 acre (0.405 hectares) with a number of characteristic barn style buildings providing approx. 13,819 sq ft.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Site area approx	1 acre	0.405 hectares
Gross internal area	13,819 sq ft	1,284 sq m

LEASE:

Available by way of a new effective full repairing & insuring lease of a term of 10 years with a mutual break clause at 3 years subject to 6 months written notice. The lease will be excluded from the Landlord & Tenant Act 1954.

RENT:

£150,000 per annum exclusive of rates, VAT and all other outgoings payable quarterly in advance.

RATES:

Rateable Value: £54,000 UBR 50.4p (April 2019/2020).



ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9907-3047-0652-0300-3195

The energy efficiency rating for this property is D 90

A full copy of the EPC can be viewed at:

www.ndepcregister.com

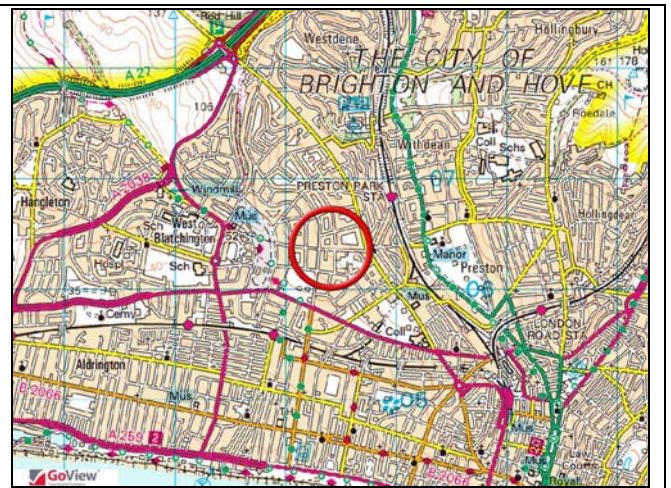
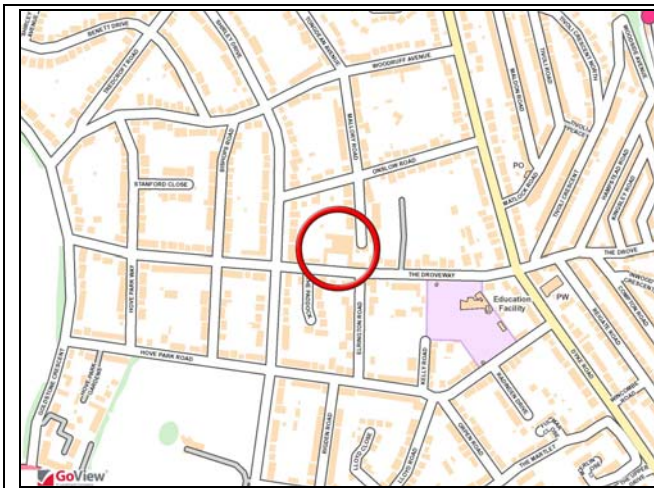
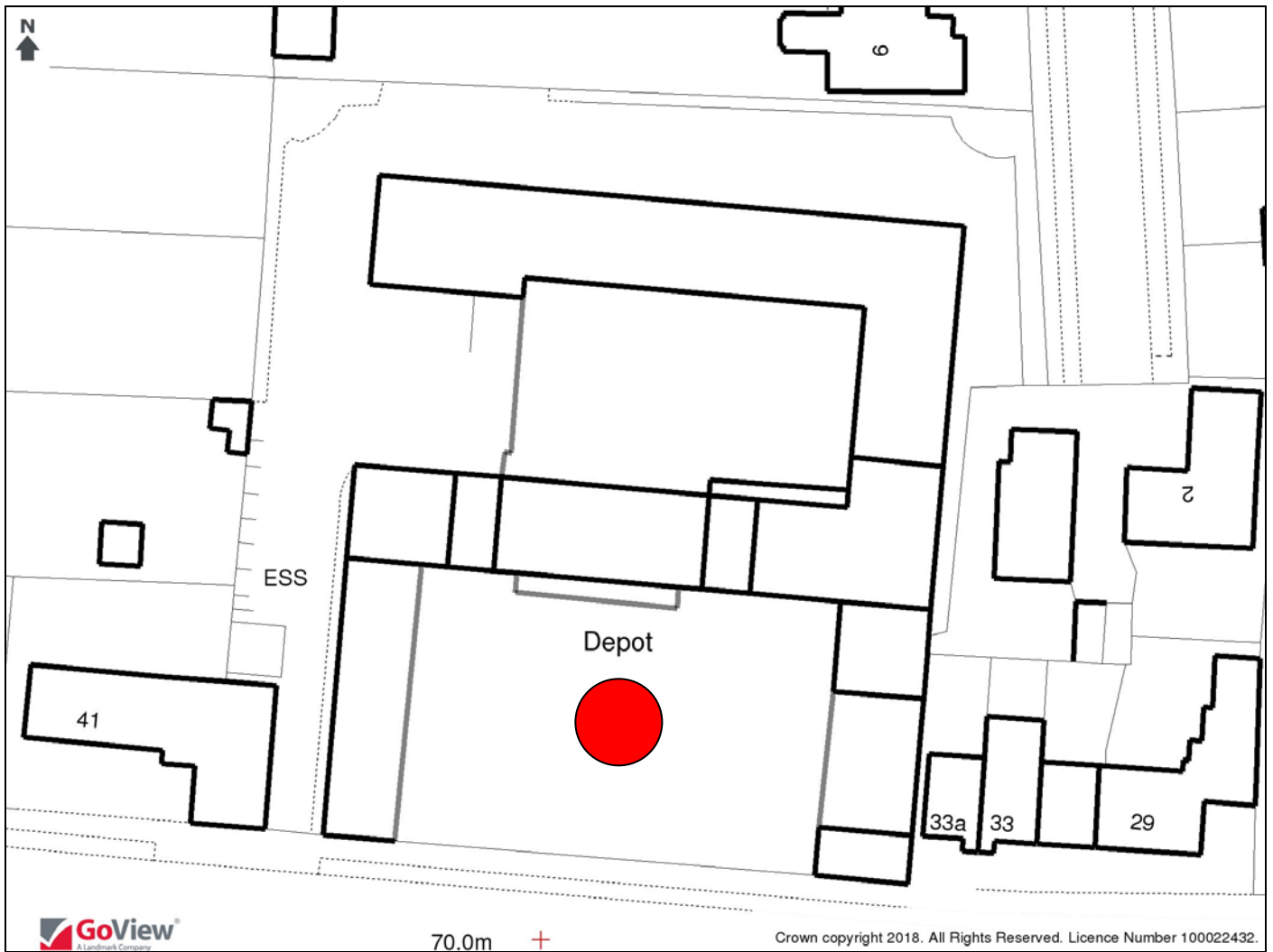
LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

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Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS