

## LOCK UP SHOP TO LET

**133 Western Road, Hove BN3 1DA**

### LOCATION:

The subject property is situated on the northern side of Western Road, Hove where it borders with Western Road, Brighton. Nearby occupiers include Bankers Fish & Chips, The Co-Op, Fox & Sons, La Choza, Taj the Grocer and Waitrose.

### DESCRIPTION:

Ground floor lock up shop unit with rear WCs and kitchen.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	12'3"	3.73 m
Gross Frontage	13'11"	4.24 m
Shop Depth	28'0"	8.53 m
Max Width	12'9"	3.89 m
Sales Area	338 sq ft	31.40 sq m
Kitchen	46 sq ft	4.27 sq m
WC x 2		

### LEASE:

Available by way of a new effective full repairing & insuring Lease for a term of 5 years.

### RENT:

£16,000 per annum exclusive of rates, VAT and all other outgoings.



### RATES:

**Rateable Value:** £14,000 UBR 48.0p (April 2018/2019).  
Small Business Multiplier

### ENERGY PERFORMANCE CERTIFICATE:

An EPC has been instructed. Please ask for further details.

### LEGAL COSTS:

The incoming tenant to make a contribution of £1,000 plus VAT towards the Landlord's legal costs. An undertaking is to be provide prior to the issue of legal papers.

### VIEWING:

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

