



CARR & PRIDDLE

01273 208010

## A2 PREMISES WITH A5 CONSENT TO LET – NEW LEASE – NO PREMIUM 145 Sackville Road, Hove BN3 3HD

### LOCATION:

The subject property is situated on the eastern side of Sackville Road in a parade of shops where other occupiers include HW Estate Agents & The Salvation Army. Hove station is only a short walk away to the east whilst Corals Stadium, Hove Park & The Goldstone Retail Park are to the north.

### DESCRIPTION:

Ground floor premises with rear kitchen, storage and yard space.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	16'3"	4.95 m
Net Frontage	15'2"	4.62 m
Sales Area	261 sq ft	25.25 sq m
Kitchen	78 sq ft	7.25 sq m
Storage	53 sq ft	4.92 sq m
WC		
Yard		

### LEASE:

Available by way of a new effective full repairing & insuring Lease for a term to be agreed.

### RENT:

£12,000 per annum exclusive of rates, VAT and all other outgoings.



### RATES:

**Rateable Value:** £6,100 UBR 49.1p (April 2019/2020).  
Small Business Multiplier

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 0640-0535-1519-2220-4092

The energy efficiency rating for this property is D 77

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

The incoming Tenant to make a contribution of £1,500 plus VAT towards the Landlord's legal fees an unconditional undertaking to be provided prior to the release of papers.

### VIEWING:

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

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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