

A1/A2 RETAIL UNIT AND SELF-CONTAINED FLAT TO LET

2 WESTERN ROAD, HOVE BN3 1AE

LOCATION:

Situated in a prominent position on the southern side of Western Road close to the junction with York Road (opposite). Western Road is the main commercial thoroughfare linking Brighton & Hove. There is a frequent bus service to the City Centre (0.5 miles, 11 mins walk) and Brighton rail station is 0.9 miles (19 mins).

Nearby occupiers include Piccolo, Philips & Still, the Co-operative Hove, Three 2 Four, Bankers and Small Batch Coffee Roasters.

DESCRIPTION:

Ground floor lock up shop unit with extensive basement storage. There is a newly refurbished self-contained three bed flat available arranged over first, second and third floors.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	17' 1"	5.2 m
Net Frontage	16' 5"	5 m
Internal Width	16'	4.9 m
Ground Floor Sales	630 sq ft	58.5 sq m
Basement Storage	593 sq ft	55 sq m
W.C		
First Floor: two rooms	337 sq ft	31.3 sq m
Second Floor: two rooms	344 sq ft	31.9 sq m
Third Floor: two rooms	206 sq ft	19.1 sq m

RENT:

£35,000 per annum exclusive of rates, VAT and all other outgoings.

LEASE:

A new effective full repairing and insuring lease for a term to be agreed. The flat is to be let on a separate AST.

RATES:

Rateable Value: £18,500 UBR 49.9p (April 2020/2021).

Note: Retail properties are subject to a business rates holiday from 1st April 2020 to 31st March 2021.



COUNCIL TAX: To be assessed

VAT:

The property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0230-3932-0372-9050-7080

The energy efficiency rating for this property is D 91

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING:

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

