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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

LOCK-UP SHOP with basement TO LET



103 BLATCHINGTON ROAD, HOVE

Situated in one of Hove's premium thoroughfares close to the junction with George Street and multiple retailers including The Cooperative, Peacocks, Iceland and Johnson's Dry Cleaners (see location plan overleaf). The premises briefly comprise:

Ground Floor Shop: width **14'3** (4.34m), narrowing at rear, depth **26'11** (8.21m)
providing a sales area of **389ft²** (35.21m²)
rear sales area of **124ft²** (11.52m²)
2 WCs
kitchen
rear yard

Basement: 3 store rooms **411ft²** (38.18m²)

All measurements are approximate

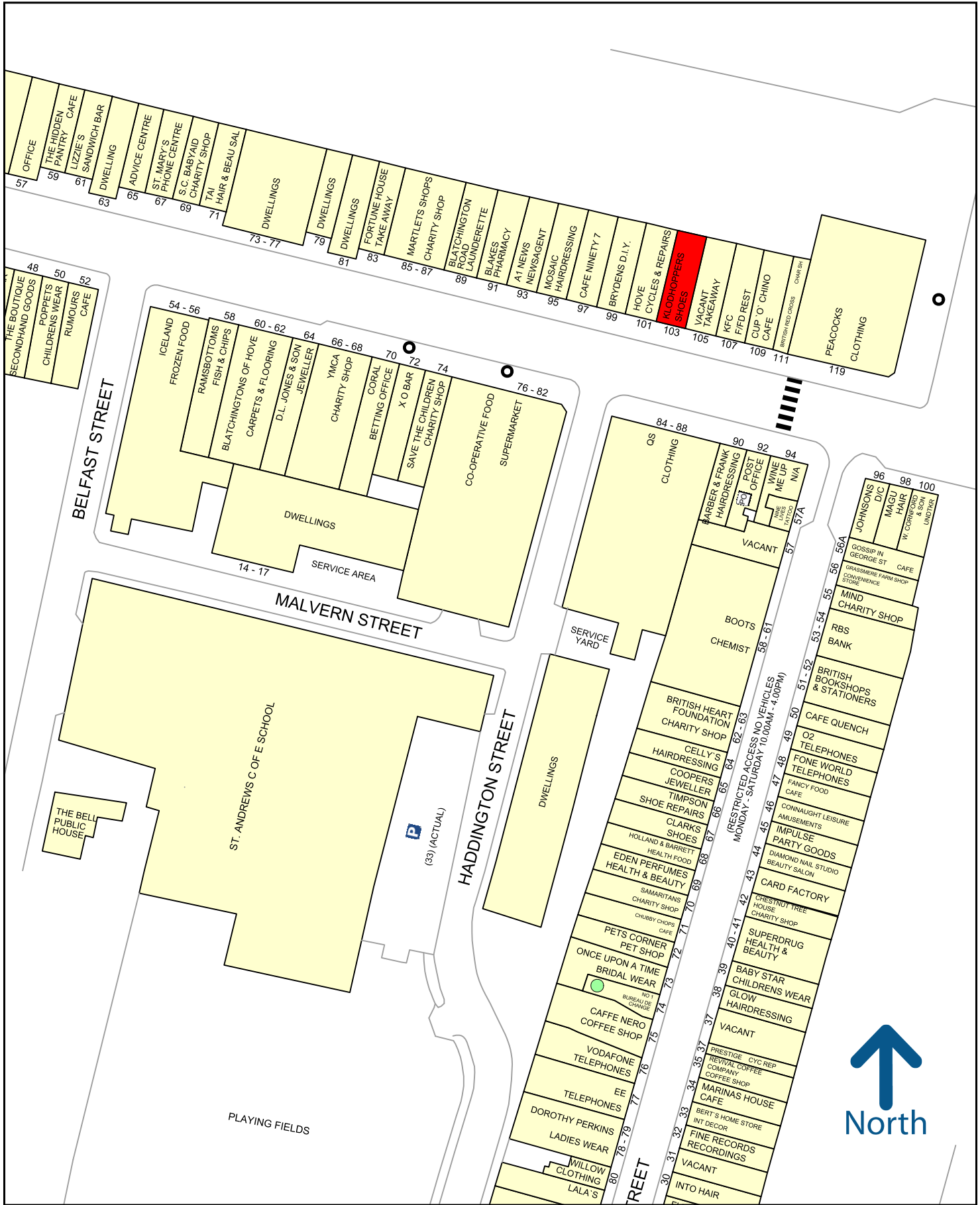
Services and amenities not tested

Rateable Value: £11,250

The premises are **TO LET** on a new lease, term to be agreed and subject to rent reviews at appropriate intervals. Offers are invited in the region of **£15,000 per annum** exclusive.

NO PREMIUM

Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER LLP**



50 metres

Experian Goad Plan Created: 15/01/2016
Created By: Graves Son and Pilcher LLP

