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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.

FORMER POST OFFICE TO LET

(SUITABLE FOR A VARIETY OF USES STP)



**22 WESTERN ROAD
HOVE, BN3 1AA**

Situated in one of Hove's premium commercial thoroughfares amongst multiple and local operators, Western Road is situated on a primary and busy route for journeys east and west across the city (see location plan attached). Located in a conservation area the premises comprise a former Post Office in a prominent corner position and are considered suitable for a variety of retail uses.

The property briefly comprises:

Building Frontage: 18'9 (5.71m) / Return Frontage: 25'2 (7.67m)

Ground Floor Shop:	width 17'9 (5.41m), overall depth 35'10 (10.92m) providing a sales area of 620.2ft² (57.61m ²)
Rear Area:	one room in all 123ft² (11.47m ²)
Basement:	3 rooms in all 378ft² (35.11m ²)
First Floor:	2 rooms, WC in all 369ft² (34.28m ²)
Second Floor:	2 rooms, WC in all 320ft² (29.72m ²)

All measurements are approximate

Services not tested

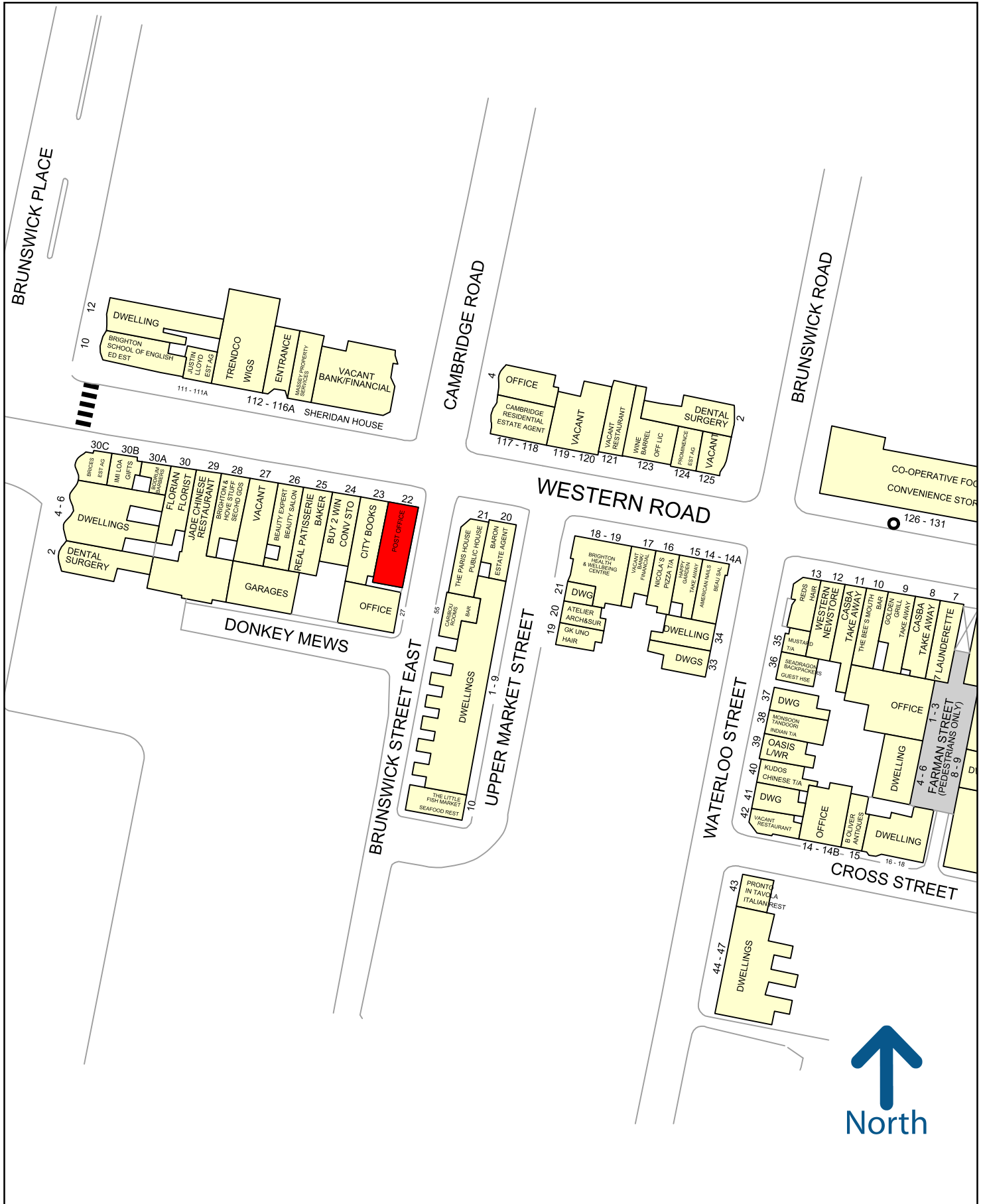
Rateable Value: £21,500

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£25,000 per annum** exclusive.

NO PREMIUM

In accordance with Section 21 of the Estate Agents Act 1979 we hereby declare a personal interest in the property.

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



50 metres

Experian Goad Plan Created: 04/02/2016
Created By: Graves Son and Pilcher LLP



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For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



22 Western Road
HOVE
BN3 1AA

Certificate Reference Number:
0970-0336-4499-1607-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

72

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 275
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 60.16

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

64 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.