



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

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.

BUSY HOVE THOROUGHFARE LOCK-UP SHOP LEASE AVAILABLE



31 WESTERN ROAD, HOVE, BN3 1AF

Situated in one of Hove's more prominent retail/commercial thoroughfares on a route in and out of the city centre that is well served by the bus network (see location plan overleaf). The premises have for many years operated as a high quality ladies dress shop and are available due to the proprietor relocating. The shop is presented to a high standard and briefly comprises:

Facia Frontage 12'4" (3.76m)

Ground Floor Shop width 12' (3.66m) narrowing at rear to 9'3" (2.82m) overall depth 49' (14.94m) providing a sales area of 602 ft² (55.93m²)

Lower Ground Floor as 3 rooms (one of which is used for retail purposes) in all 405ft² (37.62m²)
WC
Outside patio area

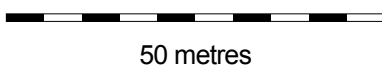
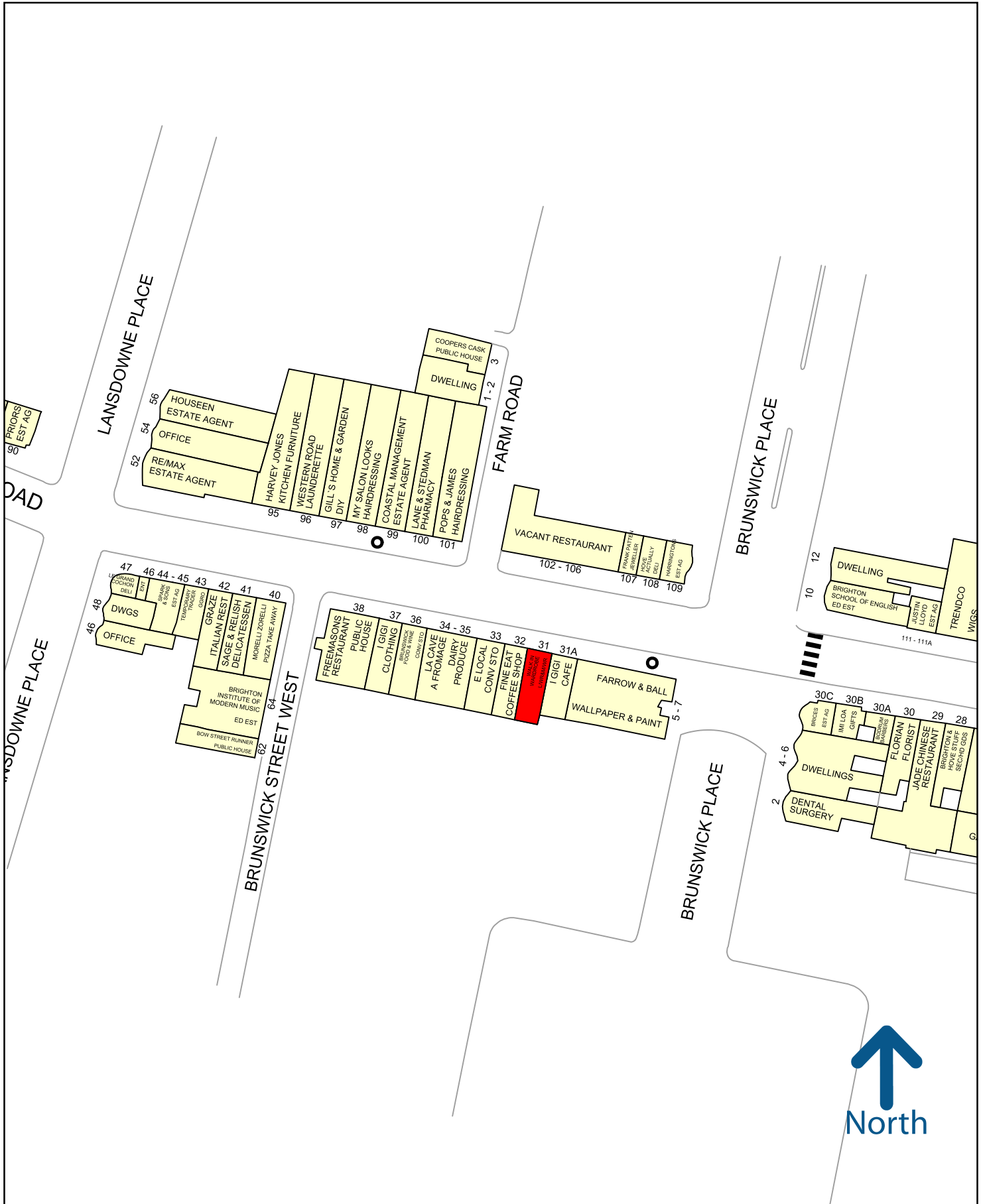
All measurements are approximate

Services & amenities not tested

Rateable Value: £15,500

The premises are held on a lease for a term of 16 years from 29 September 2005 at a present rental of **£23,000 per annum exclusive** and subject to rent reviews at 4 yearly intervals.

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



Experian Goad Plan Created: 25/07/2016
Created By: Graves Son and Pilcher LLP



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Energy Performance Certificate

Non-Domestic Building



Walk in Wardrobe
31 Western Road
HOVE
BN3 1AF

Certificate Reference Number:
0040-8935-0367-7770-4070

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

◀ 62

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: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 93
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 79.46

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built
72 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.