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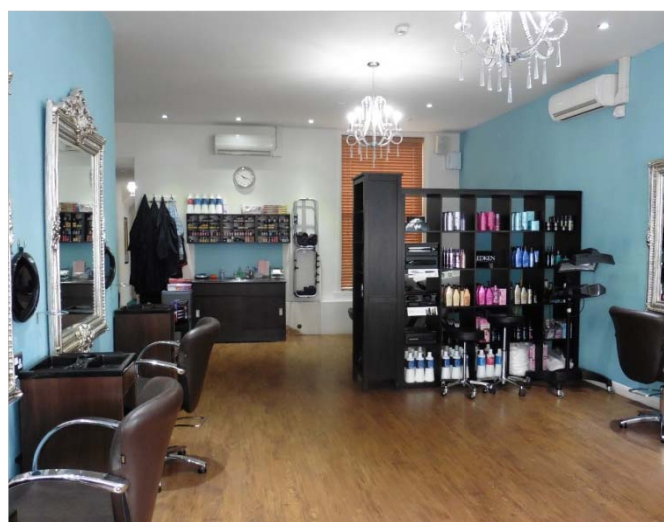
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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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 TO LET

## (SUITABLE FOR A1 OR A2 USE)



### **5 HOVE PARK VILLAS, HOVE, BN3 6HP**

Situated in a commercial parade close to Hove railway station (see location plan attached). Other occupiers include a pharmacy, patisserie, newsagent and a games retailer.

The premises are in good condition and briefly comprise:

**Fascia Frontage 20'2 (6.14m)**

**Net Frontage 15'2 (4.62m)**

#### **Ground Floor**

max width **18'7** (5.66m), depth **28'5** (8.58m)  
providing a sales area of **446.65ft<sup>2</sup>** (41.49m<sup>2</sup>).  
office **74.25 ft<sup>2</sup>** (6.89 m<sup>2</sup>), rear room **40.98 ft<sup>2</sup>** (3.80 m<sup>2</sup>)  
kitchen and WC

Forecourt **20'2** (6.14m) x **3'1** (0.93m)

#### **Basement**

**485 ft<sup>2</sup>** (45 m<sup>2</sup>)

All measurements are approximate  
Rateable Value: £5,800

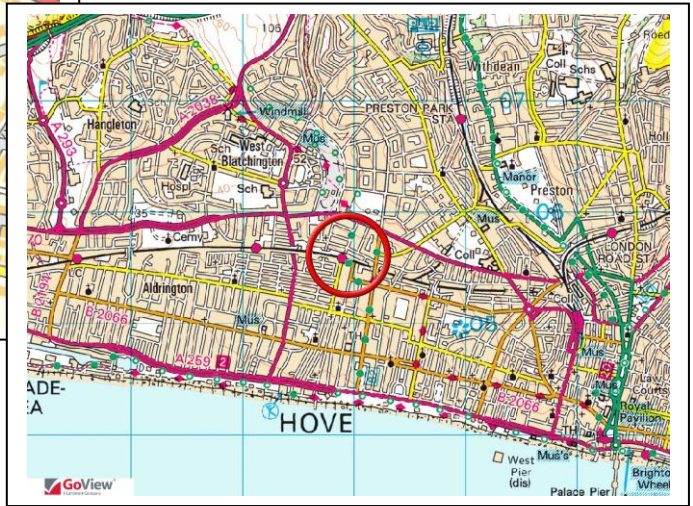
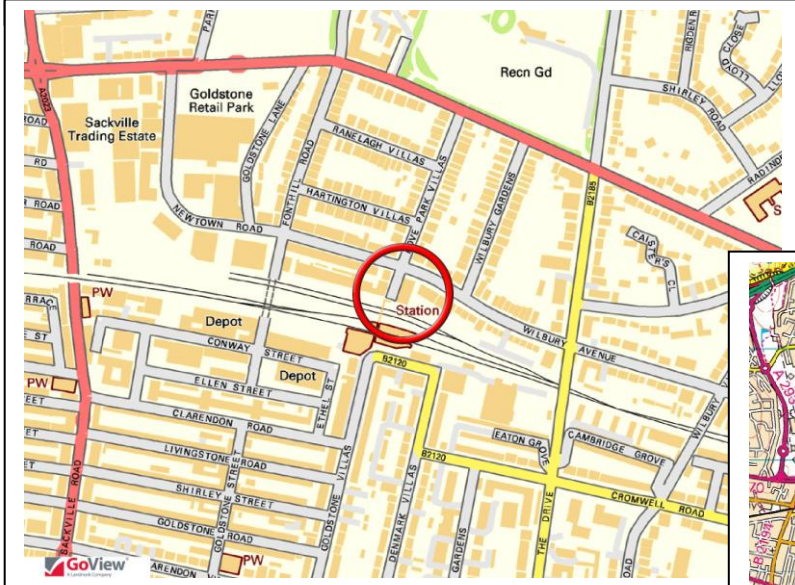
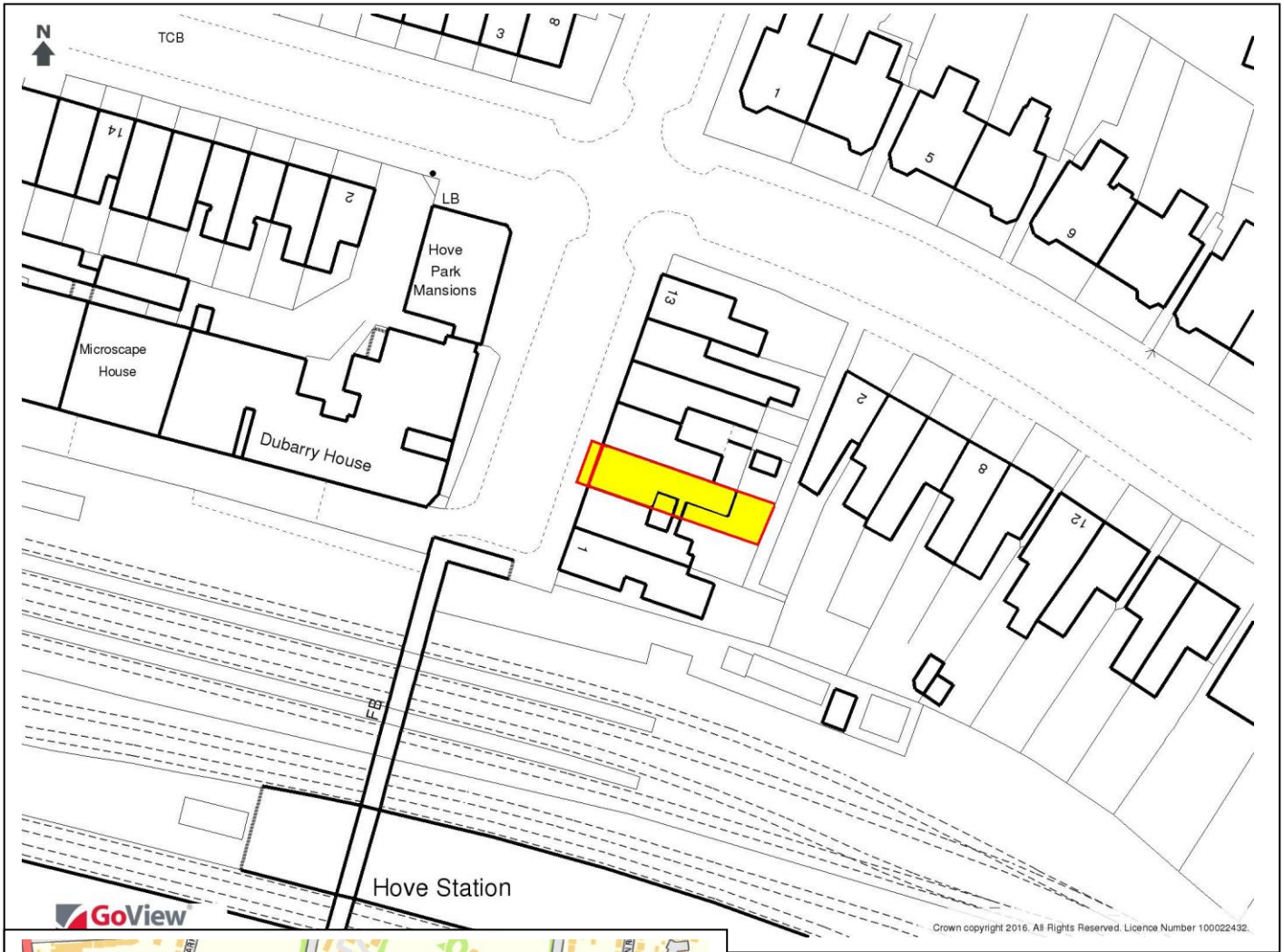
Services & amenities not tested  
EPC applied for

The premises are to let on a new lease for term to be agreed at a rental of **£15,000 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.**



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