

LOCK-UP SHOP TO LET



96 WESTERN ROAD

HOVE BN3 1FA



01273 321 123

GSP.UK.COM

Location

Situated in the heart of Hove and within the busy commercial thoroughfare of Western Road. Local traders include Market Restaurant Bar, SIX, Freemasons Hove Public House and Farrow & Ball.

Accommodation

An opportunity to occupy this ground and lower ground floor premises which would suit a variety of commercial users. Comprising of open plan ground floor sales with WC, kitchenette and rear storage space. The lower ground floor can be utilised for basement storage.

| | | |
|----------------------------|-----------------------------|----------------------------|
| Ground Floor | 1,157 ft ² | 107.4 m ² |
| Lower Ground Floor | 750 ft ² | 69.6 m ² |
| Total Accommodation | 1,907 ft² | 177.1 m² |

Terms

A new full repairing and insuring lease at a guide rent of **£22,500 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £17,250

EPC Rating E 111

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



INCORPORATING
Clifford Dann

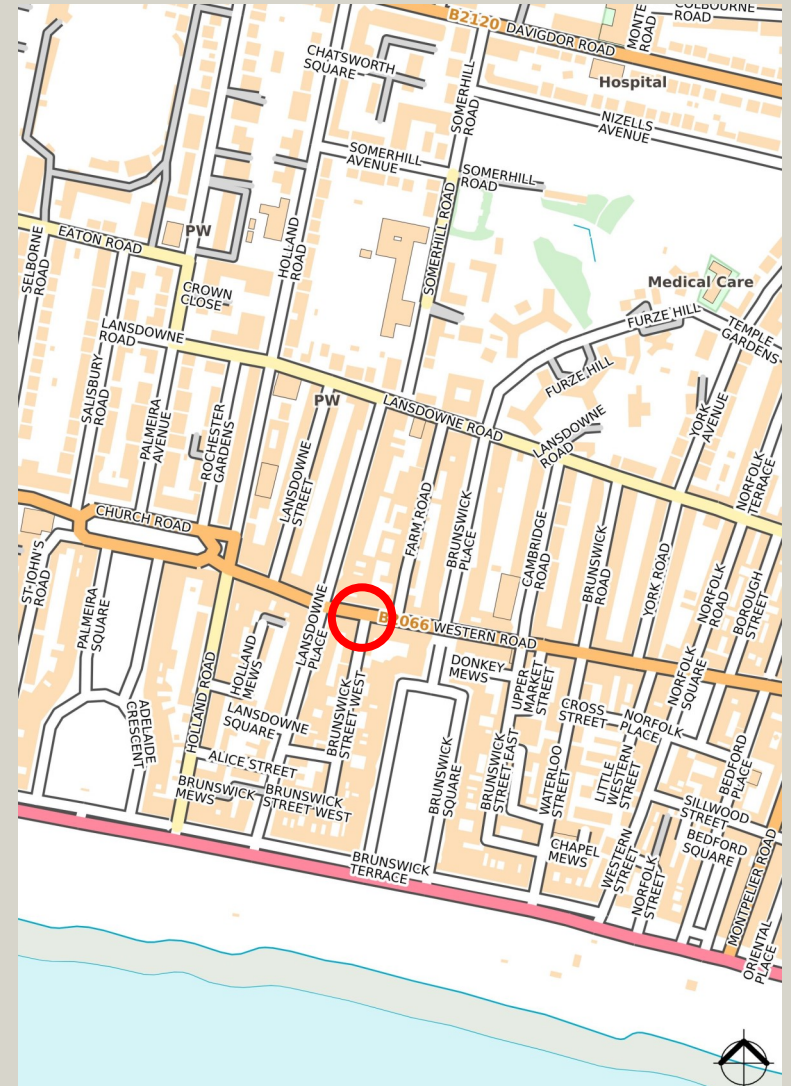
01273 321123
www.gsp.uk.com



services not tested
all measurements are approximate



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) 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. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



INCORPORATING
Clifford Dann

01273 321123
www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) 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. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.