

BRIGHTON / HOVE

EXCITING ROADSIDE OPPORTUNITY

4,092 ft² / 380 m² with PARKING

TO LET



2 ST JOSEPHS CLOSE

HOVE BN3 7ES



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a prominent roadside position in central Brighton/Hove, adjacent to the Homebase, Carpetright and Barker & Stonehouse retail stores. The property forms part of the St Josephs Close Trading Estate, which has direct access to the busy arterial thoroughfare of the A270 Old Shoreham Road. This is an established and well known commercial and retail location. There is a large surrounding catchment area. The amenities of central Hove are within walking distance, including frequent bus services and Aldrington / Hove railway stations. Goldstone Retail Park is nearby (Lidl, Pets at Home, DFS, TK Maxx, Nandos, etc.). Occupiers in St Josephs Close include Parker Building Supplies, Heating Plumbing Supplies, SIG Roofing, Getir UK, KEW Electrical Distributors and National Windscreens. There are numerous retail, trade counter, urban delivery, motor trade, leisure and other business occupiers in the vicinity. The central location provides convenient access to other parts of the city and also the A23 and wider road network. There are several large redevelopment schemes coming forward in central Hove, including over 800 residential units in nearby Sackville Road.

Description

The property comprises a former ambulance station which may suit a variety of alternative uses (subject to any necessary consents). The ground floor is arranged as predominantly open plan accommodation, presently with seven loading doors. There is additional accommodation on the first floor. There is a large forecourt providing parking area. Redecoration works are underway.

Ground Floor	Open plan area including stores / ancillary	2,795 ft ²	259 m ²
First Floor	Office, staff facilities and WCs	1,300 ft ²	120 m ²
TOTAL FLOOR AREA		4,092 ft ²	380 m ²
Exterior	Large forecourt providing parking and loading areas		

The landlord will consider proposals for a variety of uses, along with alterations to the building to suit an occupiers requirements (subject to any necessary consents).

Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£75,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £31,500

EPC Rating C - 51

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate and gross internal



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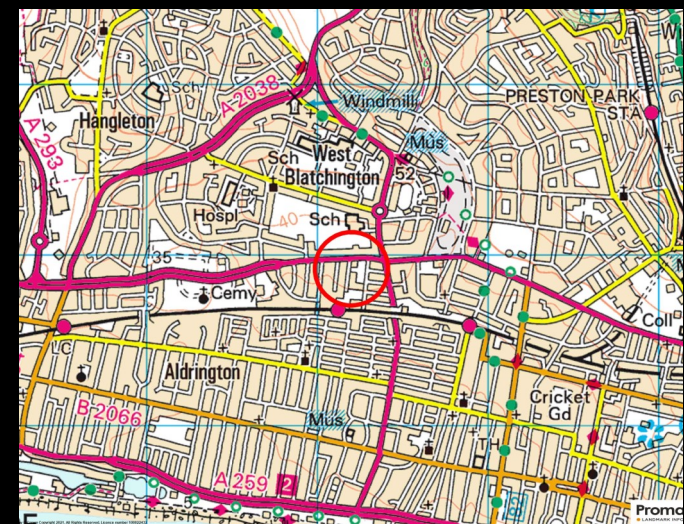
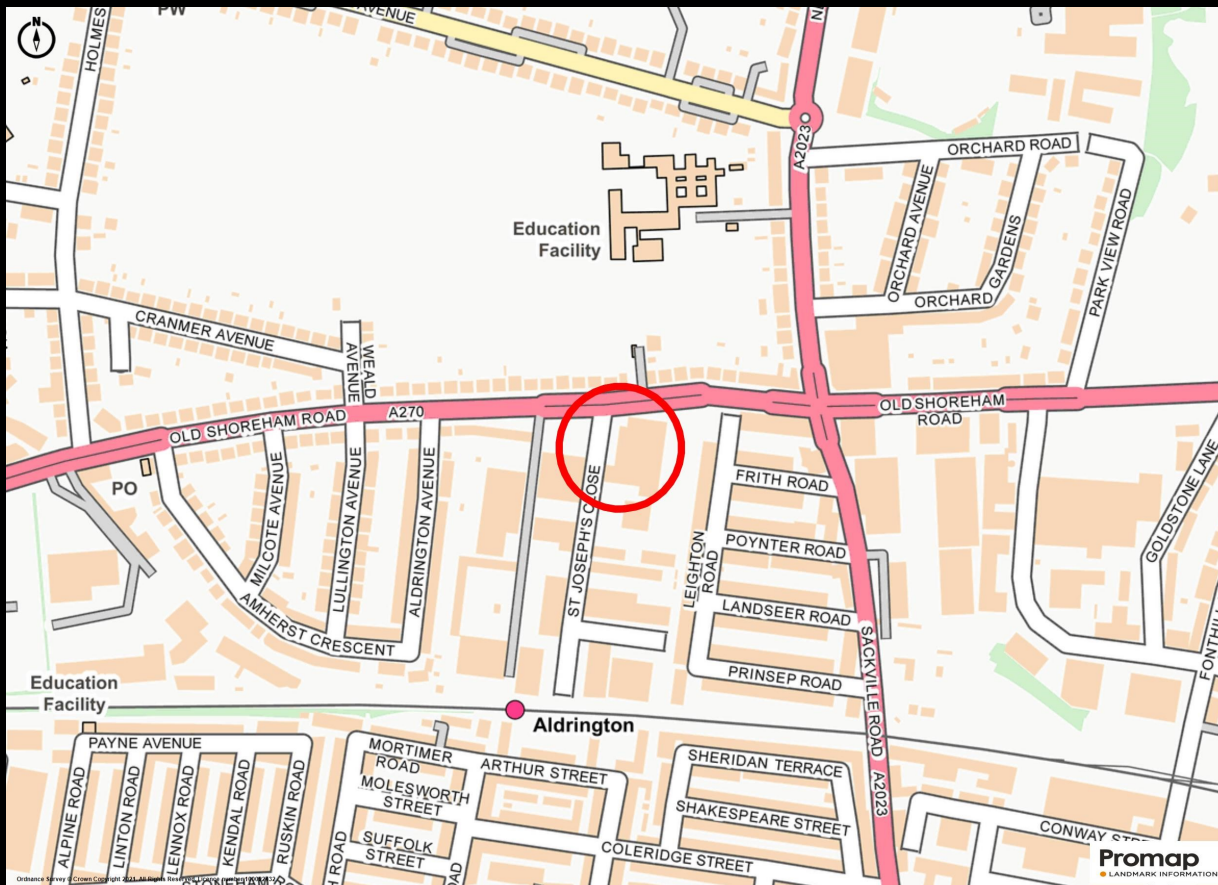
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