

RARELY AVAILABLE BAR PREMISES

TO LET



**5 - 6 WESTERN ROAD
HOVE BN3 1AE**



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in central Hove and on one of the main commercial thoroughfares of the city. Located on the southern side of Western Road with Churchill Square Shopping Centre close by and Hove seafront a short walk south. Notable traders include: Six – Brighton & Hove, Market Restaurant Bar, Starbucks Coffee and Sainsbury's Local.

Accommodation

A chance to occupy this prime double fronted commercial property with rare Bar usage. Comprising ground and lower ground floor open plan accommodation with commercial kitchen and extraction; counter bar server; and male, female and DDA compliant WC facilities. Access to the lower ground floor is external only.

Ground Floor	610 ft ²	56.7 m ²
Lower Ground Floor (split level)	1,103 ft ²	102.4 m ²
Total Accommodation	1,713 ft²	159.1 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£42,500 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £25,000

EPC Rating E

Viewing arrangements via sole agents **Graves Son & Pilcher LLP**

amenities and services not tested

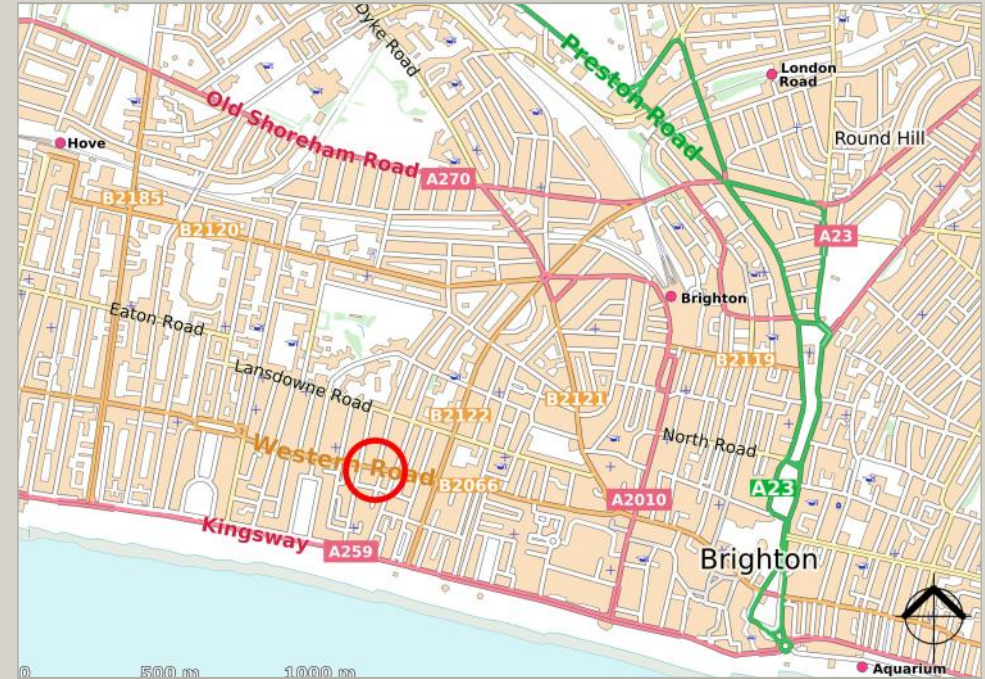


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