

RARELY AVAILABLE

TO LET

RETAIL SHOP + REAR STORAGE & GARAGE



7 WOODLAND PARADE

HOVE BN3 6DR



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated just off of Woodland Drive and Shirley Drive is this end of terrace retail unit on Woodland Parade, arguably one of Brighton and Hove's best performing parades. The premises serves the densely populated residential area that surrounds, but also the wider area. Local traders located in the parade include, Galileo, Studio JRL and Nola.

Accommodation

Configured as open plan with split level towards the rear of the shop with laminate flooring throughout, strip lighting and floor to ceiling glass frontage with electric security roller shutter. To the rear of the property are storage areas with access also provided to the rear leading to further external stores consisting of two storage units and single garage.

Ground Floor Retail Area	714 ft ²	66 m ²
Rear Store & Garage	568 ft ²	52 m ²
Total Floor Area	1,282 ft ²	118 m ²

Terms

The premises are **TO LET** on a new lease for a term to be agreed at a commencing rental of £18,000 per annum exclusive and subject to rent reviews at appropriate intervals. The property may be elected for VAT and therefore VAT may be payable on the terms quoted. Each party is to be responsible for their own legal fees.

Rateable Value £10,500

EPC applied for

services not tested
all measurements are approximate



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



01273
321123

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