

# BUSY HOVE THOROUGHFARE RETAIL PREMISES

# TO LET



111 WESTERN ROAD

HOVE BN3 1DD



01273 321 123

GSP.UK.COM

## Location

Situated in one of Hove's premier commercial thoroughfares, amongst numerous retail and office users including Real Patisserie, The Co-Op, Farrow & Ball and Bankers Fish Restaurant.

## Accommodation

The premises briefly comprise:

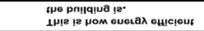
<b>Building Frontage</b>	<b>19'4</b> (5.89 m)
<b>Ground Floor</b>	A2 office width <b>18'7</b> (5.66 m), depth <b>19'5</b> (5.92 m), providing a floor area of <b>336 ft<sup>2</sup></b> (31.2 m <sup>2</sup> ) <b>ITZA 336 ft<sup>2</sup></b> (31.2 m <sup>2</sup> )
<b>Lower Ground Floor</b>	office, width <b>18'5</b> (5.61 m), depth <b>18'5</b> (5.61 m), providing a floor area of <b>322ft<sup>2</sup></b> (29.91 m <sup>2</sup> ) incorporating kitchen facilities, WC

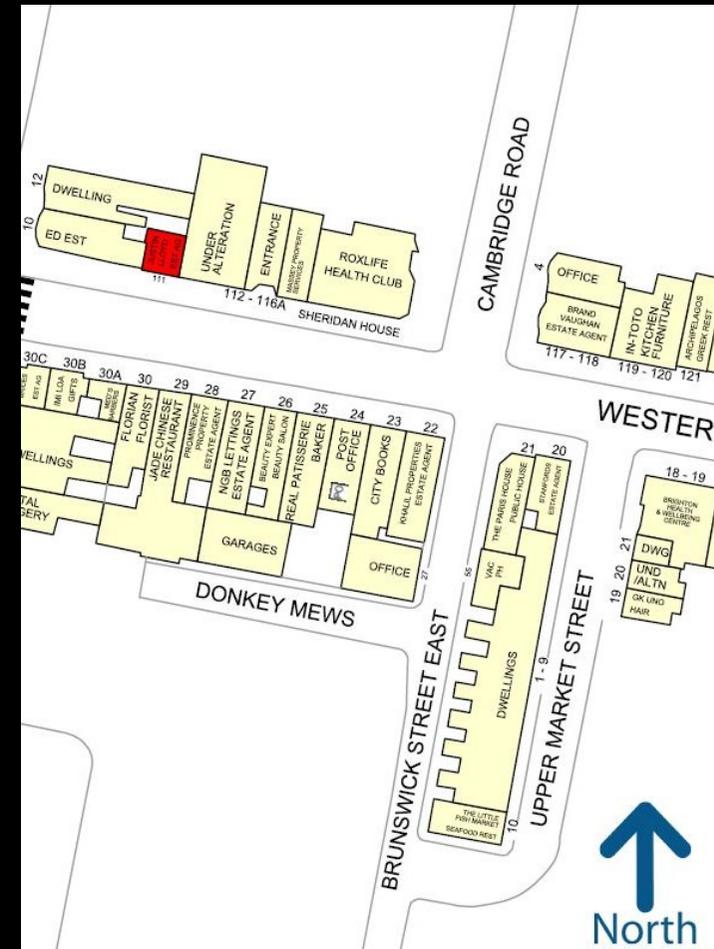
services not tested  
all measurements are approximate

## Terms

The premises are let to Kinetic Residential Limited on a full repairing and insuring basis, for a term expiring on 9 October 2027 at a present rental of **£15,000 per annum exclusive** and subject to a rent review and break in October 2022. We have been advised that the current tenant will be serving their break notice. The premises will be available on a new lease.

**Rateable Value** £14,500

**EPC**   



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



**01273  
321123**

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