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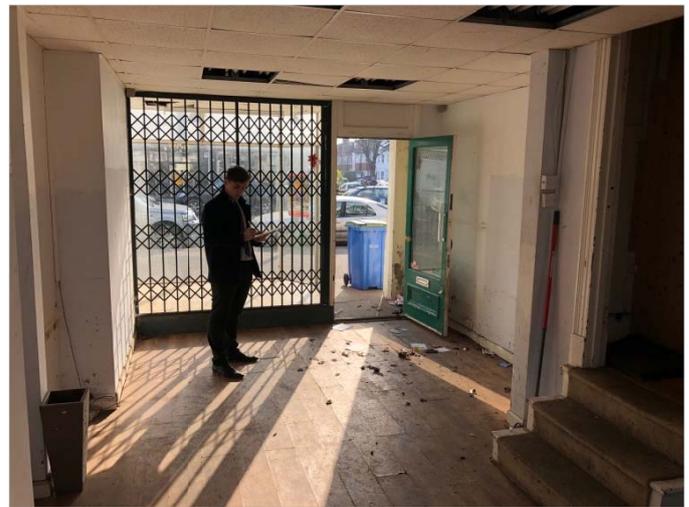
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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) 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.

# BUSY HOVE THOROUGHFARE LOCK-UP SHOP TO LET



## 117 PORTLAND ROAD, HOVE, BN3 5DP

Situated on the south facing side of this commercial thoroughfare serving both the local residential community and destination shoppers. Portland Road links Station Road to Sackville Road and is on a well-served bus route (see location plan overleaf).

### Building Frontage 17'5 (5.31m)

<b>Ground Floor Shop</b>	width <b>12'7</b> (3.83m) depth <b>28'</b> (8.53m) providing a sales area of <b>295ft<sup>2</sup></b> (27.41m <sup>2</sup> ).
<b>Rear Room</b>	<b>108ft<sup>2</sup></b> (10.03m <sup>2</sup> ), kitchen & WC
<b>Basement</b>	2 rooms (restricted headroom)
<b>Yard</b>	

All measurements are approximate

Amenities not tested

Rateable Value: £6,800

EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers are invited in the region of **£7,500 per annum exclusive**.

Viewing by strict appointment with SOLE LETTING AGENTS, **GRAVES SON & PILCHER LLP**

