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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.

# LOCK-UP SHOP TO LET

## (SUITABLE FOR A1 OR A2 USE)



### 5 HOVE PARK VILLAS, HOVE, BN3 6HP

Situated in a commercial parade close to Hove railway station (see location plan attached). Other occupiers include a pharmacy, patisserie, newsagent and a games retailer.

The premises are in good condition and briefly comprise:

**Fascia Frontage 20'2 (6.14m)**

**Net Frontage 15'2 (4.62m)**

#### **Ground Floor**

max width **18'7** (5.66m), depth **28'5** (8.58m)  
providing a sales area of **446.65ft<sup>2</sup>** (41.49m<sup>2</sup>).  
office **74.25 ft<sup>2</sup>** (6.89 m<sup>2</sup>), rear room **40.98 ft<sup>2</sup>** (3.80 m<sup>2</sup>)  
kitchen and WC

Forecourt **20'2** (6.14m) x **3'1** (0.93m)

#### **Basement**

**485 ft<sup>2</sup>** (45 m<sup>2</sup>)

All measurements are approximate

Rateable Value: £6,900

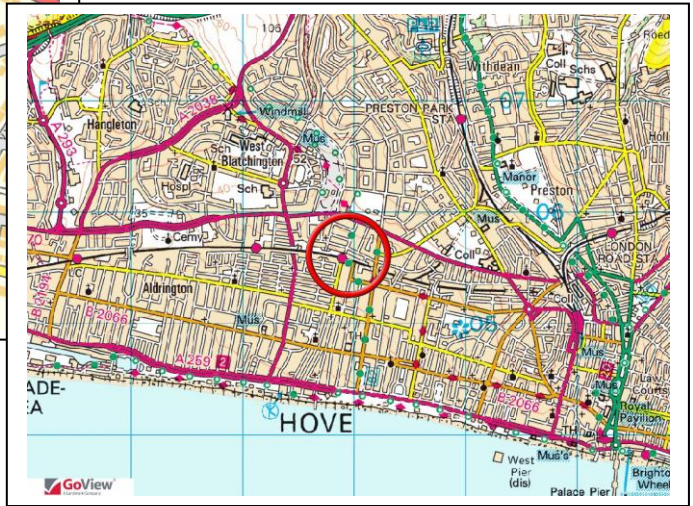
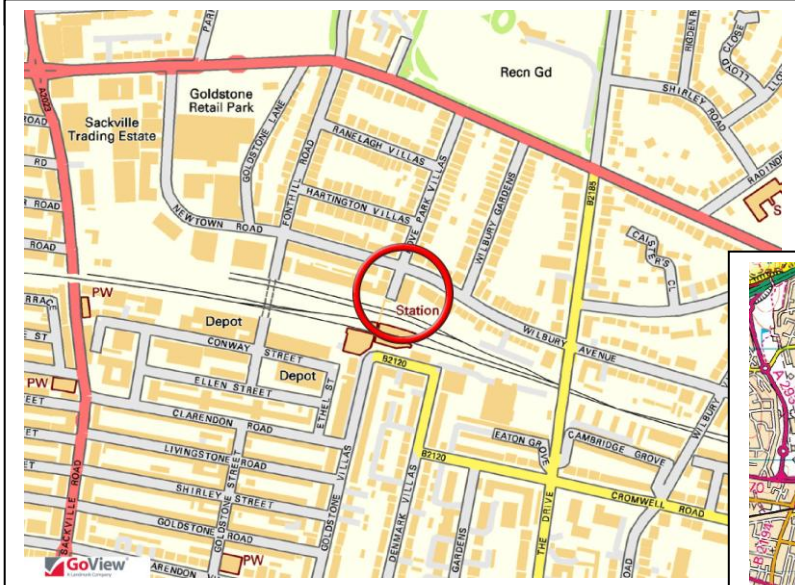
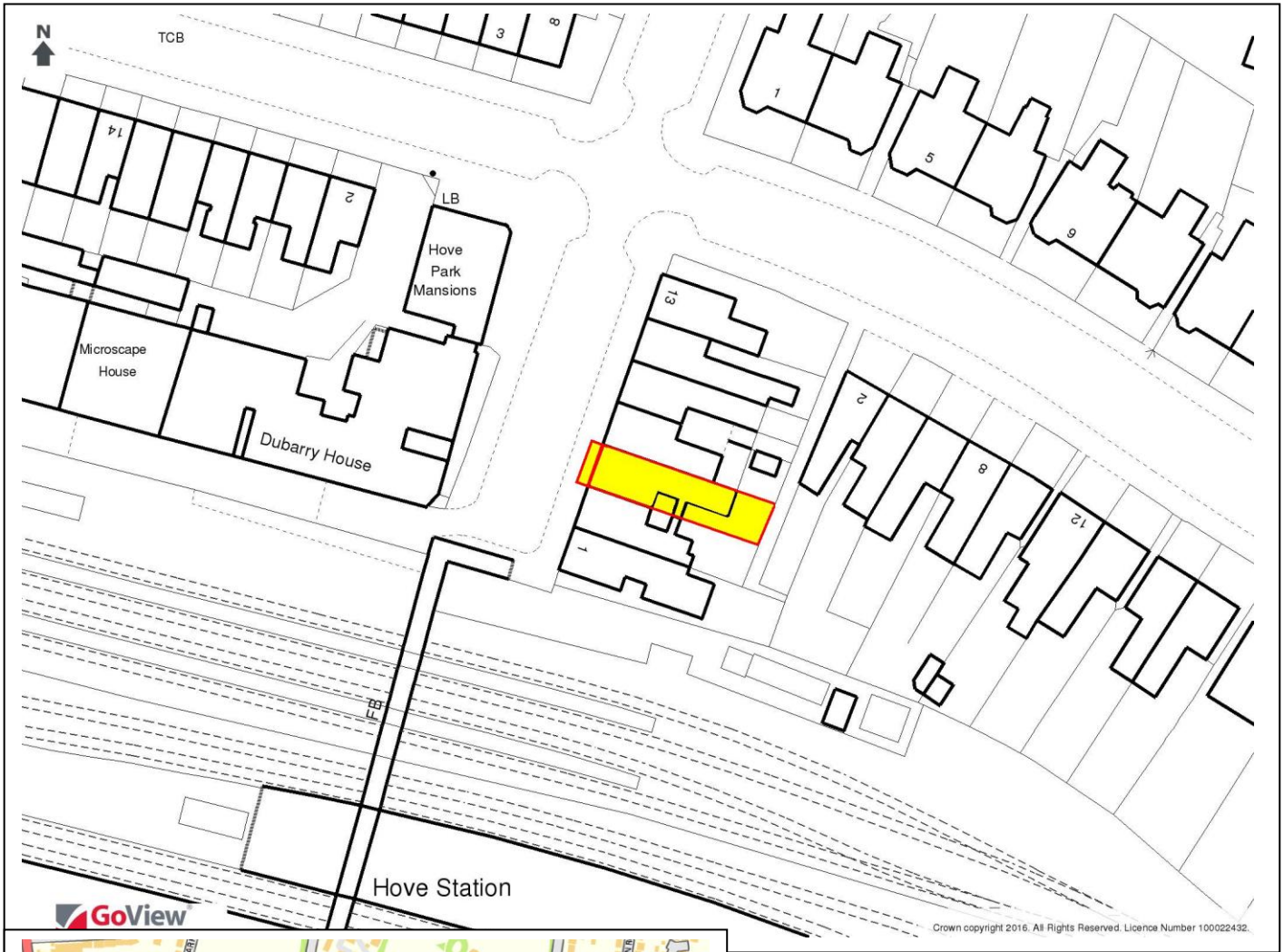
Services & amenities not tested

The premises are to let on a new lease for term to be agreed at a rental of **£17,500 per annum** exclusive.

### **NO PREMIUM**

*In accordance with Section 21 of the Estate Agents Act 1979 we hereby declare a personal interest in the property.*

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



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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# Energy Performance Certificate

Non-Domestic Building



5 Hove Park Villas  
HOVE  
BN3 6HP

Certificate Reference Number:  
0950-5941-0386-3600-5034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

110

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m<sup>2</sup>): 128

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 95.78

## Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

94

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.