



PROMINENT CORNER RETAIL UNIT TO LET

50-51 Western Road
Hove, BN3 1JD

Class E Retail / Leisure

TO LET

2,665 sq ft
(247.59 sq m)

- Located on busy Western Road close to Hove seafront
- Extensive return frontage and excellent visibility
- Ground Floor Sales Area of 1,930 sq ft
- Basement accommodation of 735 sq ft
- Adjacent to established national and independent occupiers
- Suitable for a variety of commercial uses (subject to any necessary consents)

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Summary

Available Size	2,665 sq ft
Rent	£75,000 per annum
Rateable Value	£71,500
VAT	To be confirmed. VAT may be applicable on the terms quoted
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

An opportunity to occupy a prominent corner retail unit situated within a well-established parade on Western Road, Hove.

The premises benefit from extensive frontage onto Western Road together with a return frontage, providing excellent visibility. Internally, the accommodation comprises a largely open plan ground floor retail area together with ancillary basement accommodation suitable for storage, staff facilities and ancillary business use.

To the rear, the property benefits from an allocated car parking space together with the advantage of undercroft loading and servicing facilities, providing convenient access for deliveries and operational requirements.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,930	179.30
Basement	735	68.28
Total	2,665	247.58

Location

The property occupies a prominent corner position on Western Road, one of Brighton & Hove's principal retail and leisure destinations. The area benefits from high levels of pedestrian and vehicular traffic throughout the day and serves both the local residential population and visitors to the city.

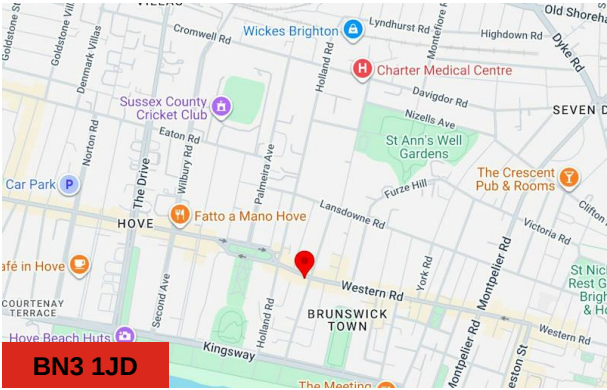
Hove seafront is located a short walk to the south, whilst frequent bus services operate along Western Road providing excellent connectivity across Brighton & Hove. Nearby occupiers include Waitrose, Sainsbury's Local and a wide range of established independent retailers, cafés, restaurants and professional businesses.

Terms

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

We understand the property has a Rateable Value of £71,500. Interested parties are advised to make their own enquiries with the Local Authority to verify rates payable and any available reliefs.



Viewing & Further Information



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