

Rent | £25,000 PAX Plus VAT

TO LET



TERMS

These premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£25,000 per annum exclusive.

VAT

VAT may be chargeable on the terms quoted.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £20,000

EPC

An EPC is being prepared and will be available shortly.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

LOCATION

The premises are situated on the Eastern side of Hove's prime pedestrianised shopping street, between QSS Vape and YMCA.

Other nearby occupiers include Superdrug, Carphone Warehouse, Clarks Shoes, Dorothy Perkins, Boots, Card Factory.

DESCRIPTION

The premises comprise a single frontage ground floor shop suitable for all Class E uses. The first floor of the unit is suitable for storage and office space and contains a w/c.

ACCOMMODATION

The premises comprise a ground floor retail unit with first floor ancillary accommodation. The unit has the following approximate dimensions and areas

	SQ M	SQ FT
Retail Area	79.3	853
First Floor	28.3	304

VIEWINGS

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