

CLASS E PREMISES AVAILABLE NOW

**5-6 WESTERN
ROAD,
HOVE, BN3 1AE**

- LOCATED IN CENTRAL HOVE
- SELF CONTAINED GROUND FLOOR PREMISES AVAILABLE IMMEDIATELY
- SUITABLE FOR A VARIETY OF USES (STNC)
- FULLY GLAZED FRONTAGE
- NEW LEASE AVAILABLE



TO LET

LOCATION

Situated in central Hove and on one of the main commercial thoroughfares of the city. Located on the southern side of Western Road with Churchill Square Shopping Centre close by and Hove seafront a short walk south.

Notable traders include: Six – Brighton & Hove, Market Restaurant Bar, Starbucks Coffee and Sainsbury's Local

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN3 1AE**

DESCRIPTION

The property comprises of a ground floor and lower ground floor shop which both have separate entrances, formally a bar/club. The premises is a open plan space and could be suitable for a variety of uses (STNC)

Features include :

- Wooden flooring on the ground floor
- Spot lighting
- Air conditioning in both units
- male, female and DDA compliant WC facilities

ENERGY PERFORMANCE CERTIFICATE

EPC rating is B 36 valid until 23rd January 2024

BUSINESS RATES

The business rates are yet to be assessed.

LEASE

The property is available on a new lease for a term to be agreed.

RENT

For the Ground floor offers are invited in the region of £30,000 per annum, exclusive.

For the Lower ground floor offers are invited in the region of £14,000 per annum, exclusive however this is now under offer.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs.

ACCOMODATION	SQ FT	SQ M	
Ground Floor	815	75.79	Available
Lower Ground Floor	694	64.55	Let Agreed
Total	1,509	140.19	

VAT

We are advised that VAT is not chargeable on the rental outgoings.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWINGS AND FURTHER INFORMATION



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Ground Floor Internal Photo's



AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



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