

# E CLASS PREMISES TO LET



124 WESTERN ROAD

HOVE BN3 1DB



01273 321 123

GSP.UK.COM

## Location

Situated on the northern side of the busy commercial thoroughfare of Western Road, Hove. Local traders include Freemasons Hove, SIX, Bankers Fish & Chip and The Temple Bar.

## Accommodation

An opportunity to occupy this ground floor and lower ground floor premises which would suit a variety of commercial users. The accommodation comprises of open plan split level ground floor with the lower ground floor accommodation currently utilised as two treatment rooms and WC facility.

Ground Floor	343 ft <sup>2</sup>	31.88 m <sup>2</sup>
Lower Ground Floor	125 ft <sup>2</sup>	11.64 m <sup>2</sup>
<b>Total Accommodation</b>	<b>468 ft<sup>2</sup></b>	<b>43.52 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease at a guide rent of **£24,000 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £13,750

**EPC Rating** to be assessed

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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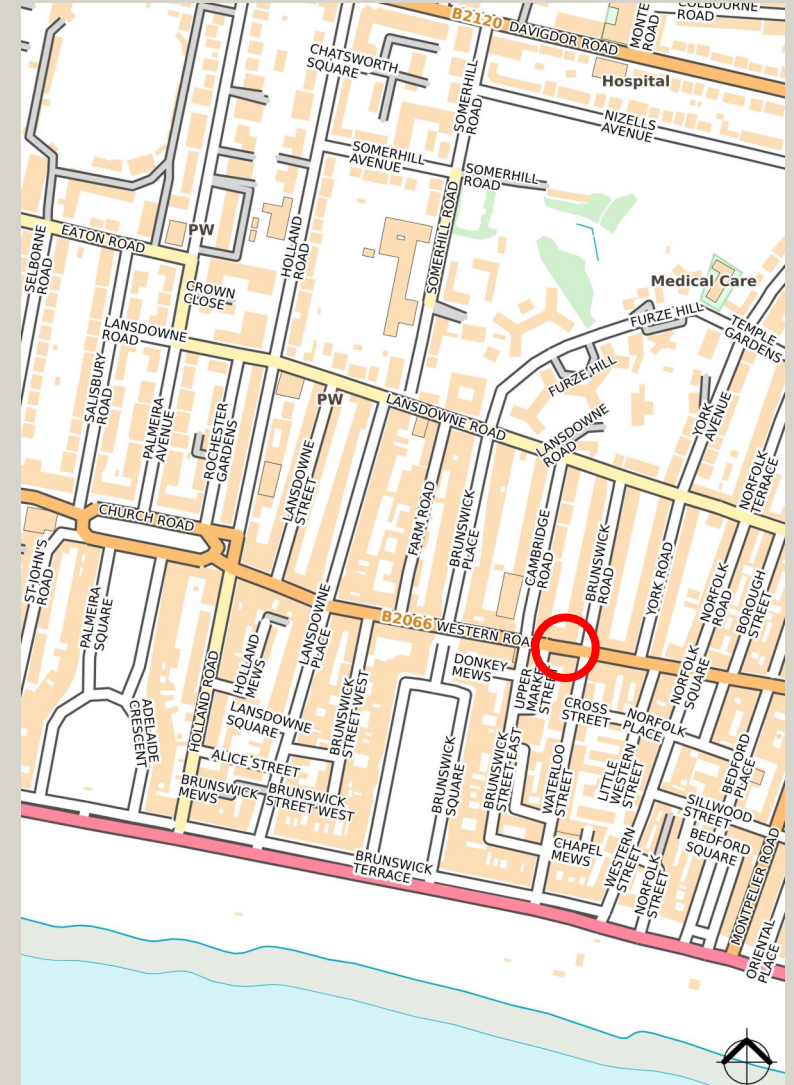
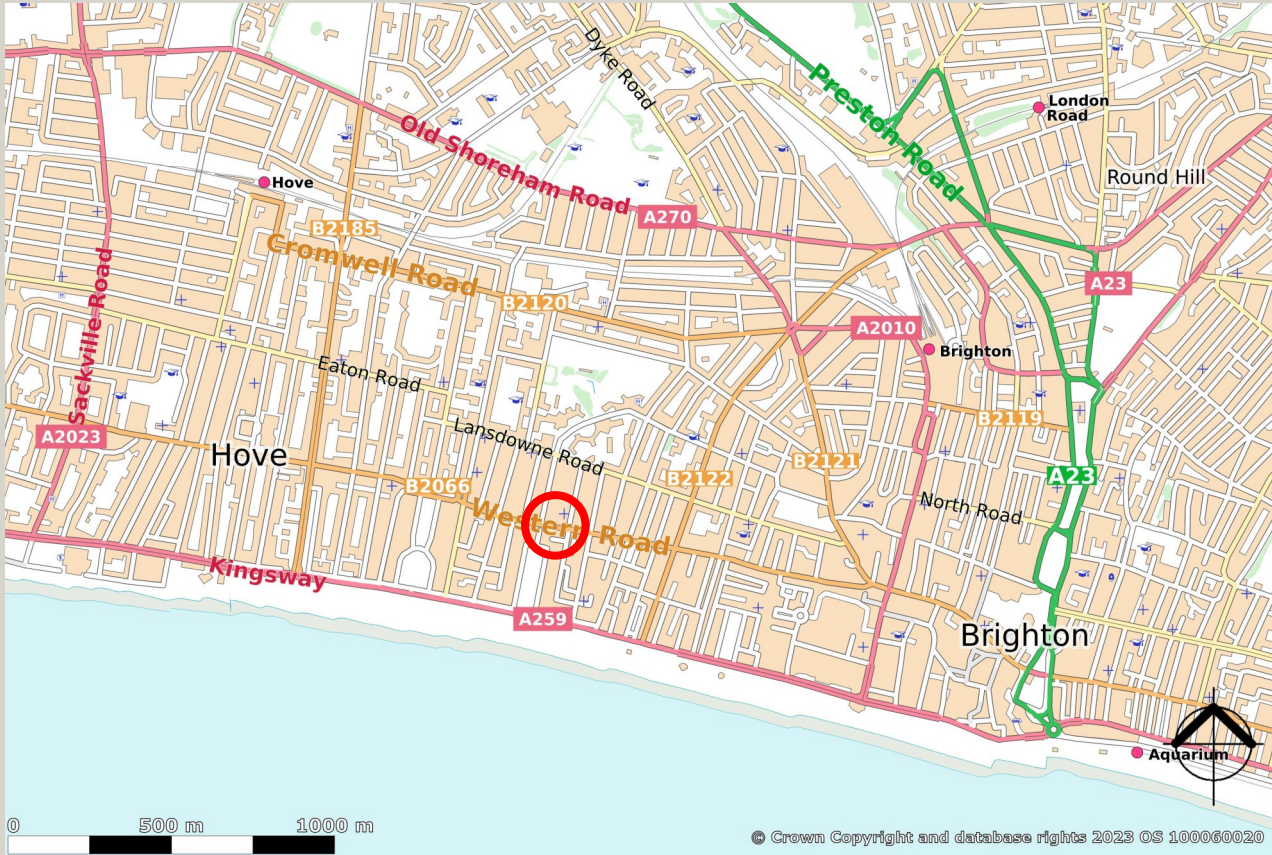
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services not tested  
all measurements are approximate

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