



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGHLY PROMINENT OFFICE/SHOP (A2/A1) PREMIER COMMERCIAL THOROUGHFARE OF WESTERN ROAD



**115 WESTERN ROAD
HOVE
BN3 1DD**

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115 Western Road, Hove BN3 1DD

LOCATION Situated in a highly prominent position on the north side (south facing) of Western Road, Hove. The property is situated between Brunswick Place and Cambridge Road at the western end of Western Road in the main commercial thoroughfare and close to Palmeira Square. There are numerous multiple and individual retailers providing a thriving and busy pedestrian and traffic flow. This is also a densely populated residential area close to all the amenities, public transport and a 2 minute walk from the beach.

ACCOMMODATION The premises comprise of a highly prominent office/shop as follows:

Gross Frontage	19'
Internal Width	18'1"
Shop Depth	22'3"

Total sales area 376 sq ft (35 sq m)

- Spotlighting
- High ceilings
- Window spot lighting
- Laminate flooring
- 3 phase electricity

Stairs leading to:

KITCHEN Separate kitchen to include:

- Stainless steel sink

W/C W/C with hand wash facilities

TENURE Leasehold

LEASE The property is currently held on a long lease until June 2016 and we are offering a sub-lease of between 3 and 7 years outside The Landlord and Tenant Act 1954.

RENT £12,500 per annum exclusive

UNIFORM BUSINESS RATES

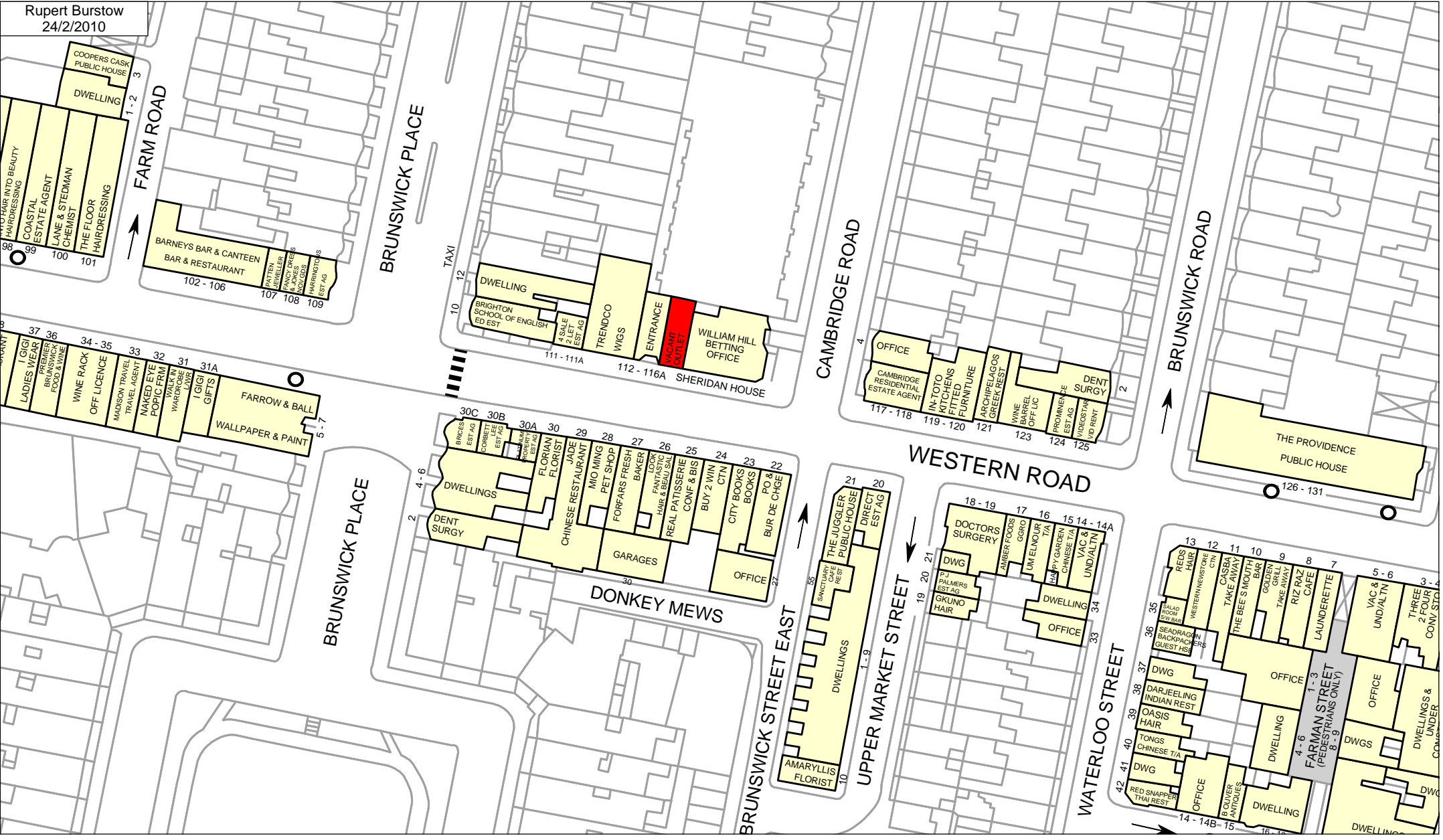
- **Description:** Shop and Premises
- **Rateable Value:** 11,000
- **Rates Payable:** £5,335.00 (April 09/10)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

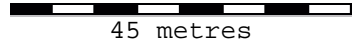
VAT VAT may be chargeable on the terms quoted.

LEGAL FEES Each party to bear their own legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111



Rupert Burstow
24/2/2010



goad Network
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