



RUPERT BURSTOW
Property Consultancy & Acquisitions

PROMINENT A1 A2 PREMISES

429 SQ FT

TO LET/ FOR SALE



**98 PORTLAND ROAD,
HOVE
BN3 5DN**



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LOCATION Situated on the southern side of Portland Road at the eastern end in a busy commercial thoroughfare. The premises is surrounded by multiple retailers including restaurant and takeaway operators, retailers including Sainsbury's, The Co-Op as well as Nat West Bank. Hove railway station is within easy reach of the premises.

ACCOMMODATION The premises comprise a ground floor lock up shop/office as follows:

SHOP/OFFICE:

Front	13/3 x 13/10	183 sq ft
Middle	10/9 x 13	140 sq ft
Rear	9/2 x 11/7	106 sq ft
Total		429 sq ft (39m²)

- Tiled floor
- Rear sink
- WC + HWF
- Strip Lighting

TENURE Leasehold/Freehold

FREEHOLD OIRO £99,950

LEASEHOLE £7,800 per annum exclusive, new lease to be negotiated

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £6,200
- **Rates Payable:** £2,684.60 (April 11/12)

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.

For further information **VIEWING** Strictly via a prior appointment through sole agent:

Rupert Burstow Ltd
Tel: 01273 731111