



RUPERT BURSTOW
Property Consultancy & Acquisitions

**PROMINENT SHOP/OFFICE PREMISES
CLOSE TO HOVE SEAFRONT
454 SQ FT (42 M²)
+ BASEMENT OFFICES/STORES
TO LET**



**14 VICTORIA TERRACE
HOVE
BN3 2WB**

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14 VICTORIA TERRACE, HOVE, BN3 2WB

LOCATION Situated on the south side of the A259 coast road and therefore a few meters from Hove beach. Victoria Terrace is a lively parade of shops and bars adjacent to the King Alfred pub and the Texaco petrol station. The surrounding area is mainly residential with the main Church Road a short walk to the north.

ACCOMMODATION The premises comprise a ground floor shop/office with basement stores/offices as follows.

SHOP:

Internal width	16'9"
Internal depth	28'10"
Total sales area	454 sq ft (42 m²)

- Cat 2 lighting
- Laminate Flooring
- Internal Security Grill
- Alarm

STORE: 3'6" x 5' **17 sq ft**

BASEMENT:

Front - 14' x 15'10"	222 sq ft
Rear - 10'7" x 14"	149 sq ft

- 3 Phase
- Fully carpeted
- Access to rear yard
- WC + HWF

TENURE: Leasehold

LEASE: A new lease with terms to be negotiated

RENT: £12,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £3,900
- **Rates Payable:** £1,755 (April 12/13)

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

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

