



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUBSTANTIAL SHOWROOM/SHOP
PREMISES
PROMINENT CORNER PREMISES
CENTRAL HOVE
TO LET**



**155 – 157 PORTLAND ROAD
HOVE
BN3 5QJ**

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155 – 157 PORTLAND ROAD, HOVE BN3 5QJ

LOCATION Situated in the highly prominent corner position on the north side of Portland Road which is occupying an imposing position on the corner of Portland Road, Scott Road in a central position in the street. Portland Road is a well established community thoroughfare with Boundary Road/ Station Road and Portslade Railway Station to the west and Sackville Road/ Blatchington Road to the east. This is also densely populated residential area.

ACCOMMODATION The premises comprise a corner shop premises with a private forecourt area side loading access as follows:

Shop

Internal width 36' 10" (max)
Built depth 57' 6"

Total Area: 1,980 sq ft (184 m²)

Currently partitioned to provide rear store/ stockrooms and separate office.

- Track spot lighting.
- Roller shutter door.
- Loading bay.

Kitchenette Kitchenette to include stainless steel sink.

WC WC with hand wash facilities.

Forecourt There is a large forecourt to the front and side of the building approximately 9' deep and 70' long.

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT Offers invited in the region of £25,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 15,750
- **Rates Payable:** £6520.50 (April 10/11)

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 Incoming tenant to bear both parties legal costs

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

