



**RUPERT BURSTOW**

Property Consultancy & Acquisitions

**FITTED HAIR SALON/SHOP PREMISES  
CLOSE TO NEW HOSPITAL DEVELOPMENT  
TO LET  
**REDUCED****



**1B MONTIFIORE ROAD  
HOVE  
BN3 1RD**

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## 1B MONTIFIORE ROAD, HOVE, BN3 1RD

**LOCATION** Situated in prominent location near the corner of Montifiore Road and Davigdor Road on the Brighton and Hove borders. The surrounding area is a mix of commercial and residential occupiers including take-aways, cafe/restaurants, convenience stores and other offices. The new Hospital Development is only yards away.

**ACCOMMODATION** The premises comprise a fitted hairdressing salon as follows:

### SHOP/SALON:

Internal width 13'10"  
Internal depth 17'

**236 sq ft (22 m<sup>2</sup>)**

- 2 x Backwash Hair Sinks
- 4 x Seats
- Tiled Floor
- Spot Lighting
- Large Forecourt
- Separate Kitchenette + WC
- Alarm.

**TENURE** Leasehold

**LEASE** Assignment of a 5 year lease from March 2007 (The lease is within the landlord and tenant act 1954 and is fully renewable)

**RENT** £5,880 inc VAT per annum exclusive

**PREMIUM** Offers invited in the region of £7,950 for the benefit of the lease and fixtures and fittings.

### UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £4,250
- **Rates Payable:** £1,840.25 (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.

**VAT** VAT is 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**