



RUPERT BURSTOW
Property Consultancy & Acquisitions

**GROUND FLOOR SHOP PLUS REAR STORES
AND FIRST FLOOR OFFICE
(GROUND FLOOR & FIRST FLOOR
COULD BE MADE AVAILABLE SEPERATELY)
TO LET**



**211 PORTLAND ROAD
HOVE
BN3 5JA**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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211 PORTLAND ROAD, HOVE BN3 5JA

LOCATION The property is situated on a corner of Portland Road and Grange Road. Portland Road is a well established commercial thoroughfare running between Sackville Road and Boundary/Station Road with numerous individual and multiple retailers.

ACCOMMODATION The premises comprise a ground floor shop + rear workshop/storage units and first floor office as follows:

GROUND FLOOR:

Shop

Internal width 15'2"
Internal depth 25'2"

382 sq ft (34 m²)

Store/Further Sales

8'8 x 12' **104 sq ft (inc WC)**

Store 2

15'7" x 11'10" **184 sq ft**

Store 3

43'5" x 6'5" **279 sq ft**

Rear Out Store 1

12'5" x 18'11" **235 sq ft**

Rear Out Store 2

12'5" x 24'5" **303 sq ft**

BASEMENT

15'2" x 25'2" **382 sq ft**



SELF CONTAINED FIRST FLOOR OFFICE

Office 1

17'8" x 10'10" **191 sq ft**

Office 2

11'10" x 10'11" **129 sq ft**

Office 3

9'5" x 11'5" **108 sq ft**

Office 4

8'7" x 11'9" **100 sq ft**

Total Office Accommodation 528 Sq ft (48 m²)

- Fully carpeted
- Entry Phone
- Kitchen + WC

TENURE Leasehold

RENT £20,000 per annum exclusive

N.B. Separate leases for the ground floor and first floor offices could be taken subject to negotiation.

UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** £5,300
- **Rates Payable:** £2,157.10 (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

