



RUPERT BURSTOW
Property Consultancy & Acquisitions
PROMINENT

**A2/A1 (OFFICE/SHOP PREMISES)
BRIGHTON'S PREMIER COMMERCIAL
THOROUGHFARE
WITH LARGE LOWER GROUND FLOOR
SALES/SHOWROOM/OFFICES
TO LET**



**28 WESTERN ROAD
HOVE
BN3 1AF**

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28 WESTERN ROAD, HOVE BN3 1AF

LOCATION Situated in a highly prominent and sought after location in Brighton's premier commercial thoroughfare of Western Road. The property is situated on the south side of the road between Brunswick Square and Brunswick Street East, adjacent to a wide variety of multiple and individual retailers, restaurants and bars. This location offers a heavy traffic and pedestrian flow and is in a densely populated residential area a couple of minutes walk from Hove beach.

ACCOMMODATION The premises comprise ground floor shop/office with lower ground floor further sales/offices/stores as follows:

GROUND FLOOR:

SHOP:

Internal width 13'6"
Internal depth 30'7"

Total sales area 359 sq ft (33 sq m)

- Wooden flooring
- Spot lighting

LOWER GROUND FLOOR:

FURTHER SALES/STORES/OFFICES:

Area 1: 27'4" x 17'4" 472 sq ft

Area 2: 27'4" x 16'7" 453 sq ft

Total lower ground floor area: 925 sq ft (86 sq m)

- Laminate flooring
- Spot lighting
- Some natural light

Kitchen/staff room: 10' x 11'6"

- Stainless steel sink

W/C: 2 x W/C with hand wash facilities

FIRE EXIT

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £18,000 per annum exclusive



UNIFORM BUSINESS RATES

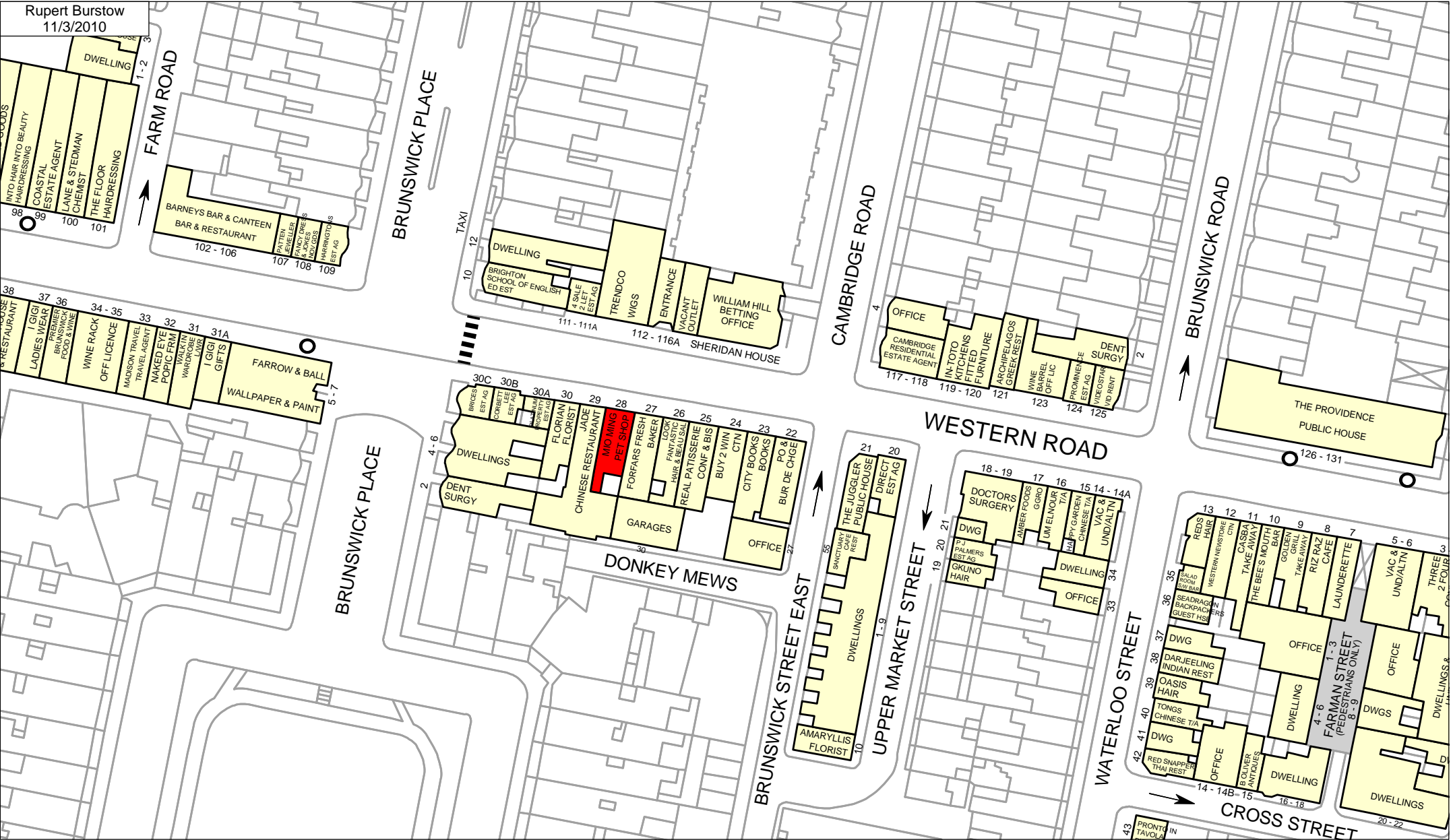
- **Description:** Office and premises
- **Rateable Value:** 10,750
- **Rates Payable:** £4,450.50 (April 10/11)

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 agent:
Rupert Burstow Ltd
Tel: 01273 731111



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