



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

PROMINENT OFFICE/SHOP  
(A2/A1) PREMISES  
BRIGHTON AND HOVE'S PREMIER  
COMMERCIAL THOROUGHFARE  
ADJ. BRUNSWICK SQUARE  
TO LET



**30a WESTERN ROAD  
HOVE  
BN3 1AF**



### 30a WESTERN ROAD HOVE BN3 1AF

**LOCATION** Situated in a highly prominent position right in the heart of Brighton and Hove's premier commercial thoroughfare of Western Road. The premises are situated close to the junction with Brunswick Square on the south side of the road, adjacent to the pedestrian crossing and surrounded by numerous individual and multiple retailers, restaurants and bars. Palmeira Square and the beach are within a 3 minute walk.

**ACCOMMODATION** The premises comprise a ground floor office/shop premises with lower ground floor stores as follows:

Gross frontage	20'
Internal width	19'6"
Shop depth	21'4"
Total sales area	286 sq ft (26.6 sq m)

- Part carpeted/part tiled floored
- Spot lighting
- Excellent fascia board

**TENURE** Leasehold

**LEASE** A new lease is available terms to be agreed

**RENT** £17,500 per annum exclusive

### UNIFORM BUSINESS RATES

- **Description:** Office and premises
- **Rateable Value:** 9,900
- **Rates Payable:** £4,801.50 (April 09/10)

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 and Hove Council on 01273 291981.

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Each party to bear their own legal fees

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