



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERB WELL PRESENTED
SHOP PREMISES
WITH STORAGE/WORKSHOP BASEMENT
& REAR GARDEN
TO LET**



**32 WESTERN ROAD
HOVE
BN3 1NA**

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32 WESTERN ROAD, HOVE BN3 1NA

LOCATION Situated in a highly prominent and sought after location in Brighton and Hove's premier commercial thoroughfare of Western Road. The property is situated on the south side of the road between Lansdowne Place and Brunswick Street West, Barneys and surrounded by numerous individual and multiple retailers. This is also a densely populated residential area.

ACCOMMODATION The premises a ground floor shop with basement stores/workshop as follows:

SHOP:

Internal width 11'5"
Internal depth 28'11"

Total Sales Area: 329 sq ft (30.5 sq m)

W/C: W/C with hand wash facilities

GARDEN: Enclosed rear garden with timber decked patio

BASEMENT:

Front	15'7" x 16'5"	256 sq ft
Rear 1	12'5" x 12'8"	157 sq ft
Rear 2	6'5" x 6'1"	39 sq ft

Total basement area: 452 sq ft (42 sq m)

Providing basic storage with good ceiling height

TENURE Leasehold

LEASE Held on a 12 year lease from 8th November 1999 (expiry Nov 2011). A new lease may be available at the end of the term with immediate effect if required

RENT Passing rent £13,500 per annum exclusive

RENT REVIEWS No further rent reviews

PREMIUM Offers invited in the region of £5,000 for the benefit of this leasehold interest

UNIFORM BUSINESS RATES

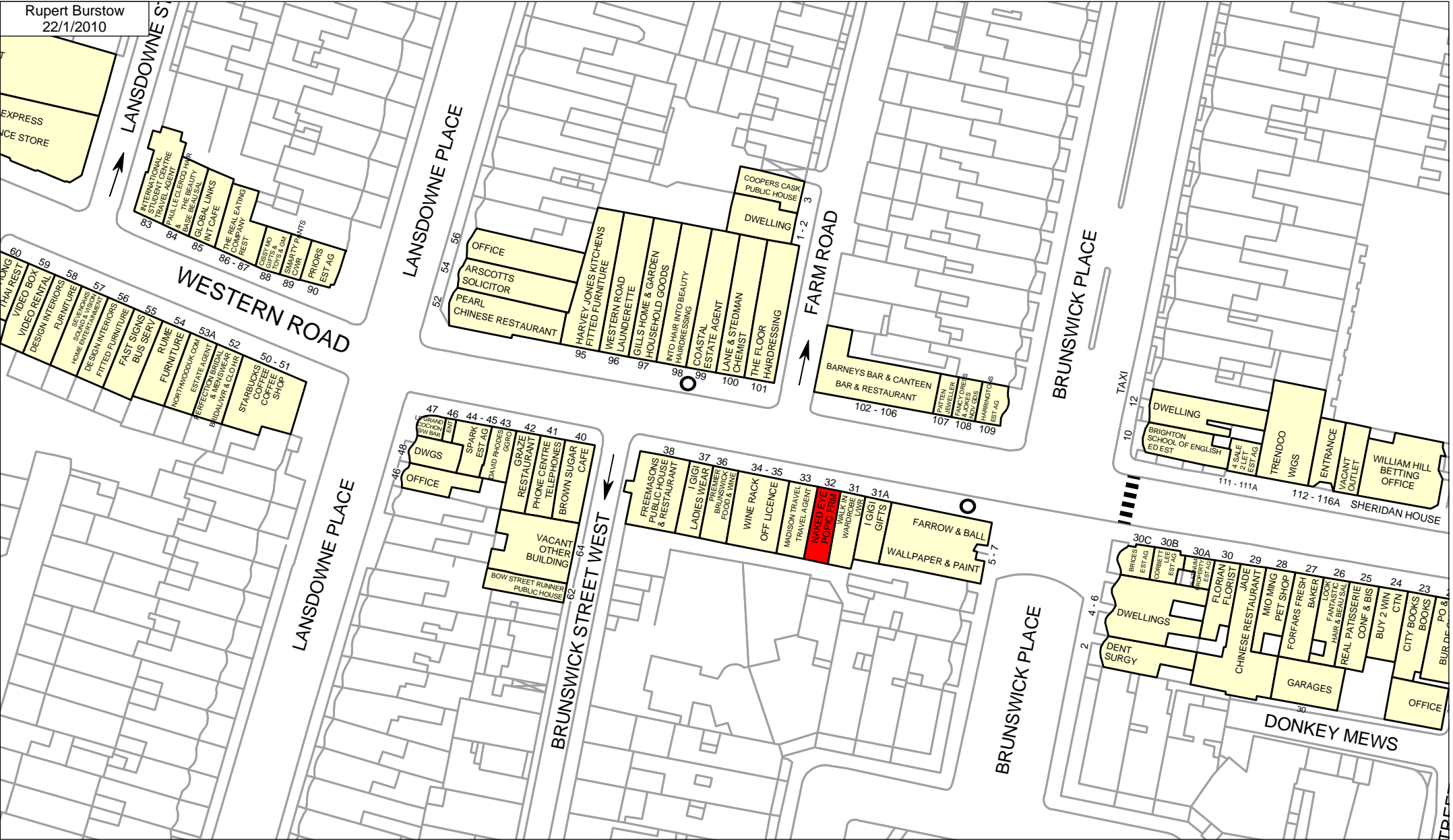
- **Description:** Shop and premises
- **Rateable Value:** 8,800
- **Rates Payable:** £3,643.20 (April 10/11)

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



Rupert Burstow
22/1/2010

EXPRESS
ICE STORE

LANSDOWNE S
INTERNATIONAL TRAVEL CENTRE
HULL & CLERK ROAD MARK
THE BEAUTY BASE AT THE BEAUTY
GLOBAL LINKS
INT CAFE
THE REAL EATING
COMPANY
RUSTY
CUSHAWO
DUPRES & GOM
SMARTY
PRIORS
EST AG

WESTERN ROAD
THAI REST
VIDEO BOX
DESIGN INTERIORS
FURNITURE
SIRIENKOWSKI
DESIGN INTERIORS
FURNITURE
FAST SIGNS
BUS SERV
RUMIE
FURNITURE
NORTHWOOD.COM
ESTATE AGENT
& MENSHIRAL
BRIDAL WEA & CLOAK
STARBUCKS
COFFEE
SHOP

LANSDOWNE PLACE
OFFICE
ARSCOTT'S SOLICITOR
PEARL CHINESE RESTAURANT
HARVEY JONES KITCHENS
FITTED FURNITURE
WESTERN ROAD
LAUNDERETTE
GILLS HOME & GARDEN
HOUSEHOLD GOODS
INTO HAIR INTO BEAUTY
HAIRDRESSING
COASTAL
ESTATE AGENT
LANE & STEDMAN
CHEMIST
THE FLOOR
HAIRDRESSING

FARM ROAD
COOPERS CASK
PUBLIC HOUSE
DWELLING

BRUNSWICK PLACE
BARNEYS BAR & CANTEN
BAR & RESTAURANT
PATTEN
BIBLER
& JONY COFFEE
MOVIES
HARRINGTONS
EST AG

BRUNSWICK PLACE
DWELLING
BRIGHTON
SCHOOL OF ENGLISH
ED EST
4 SALE
2 LET
EST AG
TRENDDCO
WIGS
ENTRANCE
VACANT
OUTLET
WILLIAM HILL
BETTING
OFFICE

LANSDOWNE PLACE
DWGS
OFFICE
SPARK
EST AG
DAVID RHODES
GSGO
GRAZE
RESTAURANT
PHONE CENTRE
TELEPHONES
BROWN SUGAR
CAFE

BRUNSWICK STREET WEST
VACANT
OTHER
BUILDING
BOW STREET RUNNER
PUBLIC HOUSE

BRUNSWICK STREET WEST
FREMASON'S
PUBLIC HOUSE
& RESTAURANT
LADIES WEAR
PREMIER
BRUNSWICK
FOOD & WINE
WINE RACK
OFF LICENCE
MADISON TRAVEL
TRAVEL AGENT
NAGD EYE
POPUP FRM
WARDEN
LAW
I GIGI
GIFTS
FARROW & BALL
WALLPAPER & PAINT

BRUNSWICK PLACE
DWELLINGS
DENT SURGY
BRICES
EST AG
CORBETT
EST LEE
EST AG
30A
30
FLORIAN
FLORIST
JADE
CHINESE RESTAURANT
MIO MING
PET SHOP
FORPARS FRESH
BAKER
LOOPY
FANTASTIC
HAIR & BEAU SAL
REAL PATISSERIE
CONF & BUS
BUY 2 WIN
CTN
CITY BOOKS
BOOKS
PO B
BUR DE
OFFICE

DONKEY MEWS
GARAGES