



RUPERT BURSTOW
Property Consultancy & Acquisitions

**PROMINENT A1/A2 PREMISES
OPPOSITE PORTSLADE RAILWAY STATION
A FEW METRES FROM
BOUNDARY/STATION ROAD
TO LET**



**416 PORTLAND ROAD
HOVE
BN3 5SJ**



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LOCATION The property is situated in a highly prominent location on the south side of Portland Road, close to the junction with Boundary Road/Station Road. The property is less than a minute walk from Portslade railway station and benefits from the shops, restaurants, bars and banks etc from Station/Boundary Road.

ACCOMMODATION The premises comprise of a small A1/A2 premises as follows:

Internal width: : 12 ft
Internal depth: 22'2" ft

Total Area: 266 sq ft (25 sq m)

- Spot lighting
- Laminate flooring with spot lighting
- Burglar alarm

WC Separate WC with hand wash facilities

TENURE Leasehold

LEASE New Lease available; terms to be agreed

RENT £5,250 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 3,800
- **Rates Payable:** £1,755.60 (April 08/09)

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.

LEGAL FEES The ingoing tenant to be responsible for both parties' reasonable legal fees.

VAT VAT may be chargeable on the terms quoted

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