

# LOCK-UP SHOP TO LET



96 WESTERN ROAD

HOVE BN3 1FA



01273 321 123

GSP.UK.COM



## Location

Situated in the heart of Hove and within the busy commercial thoroughfare of Western Road. Local traders include Market Restaurant Bar, SIX, Freemasons Hove Public House and Farrow & Ball.

## Accommodation

An opportunity to occupy this ground and lower ground floor premises which would suit a variety of commercial users. Comprising of open plan ground floor sales with WC, kitchenette and rear storage space. The lower ground floor can be utilised for basement storage.

Ground Floor	1,157 ft <sup>2</sup>	107.4 m <sup>2</sup>
Lower Ground Floor	750 ft <sup>2</sup>	69.6 m <sup>2</sup>
<b>Total Accommodation</b>	<b>1,907 ft<sup>2</sup></b>	<b>177.1 m<sup>2</sup></b>

## Terms

A new full repairing and insuring lease at a guide rent of **£22,500 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £17,250

**EPC Rating** E 111

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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**Clifford Dann**

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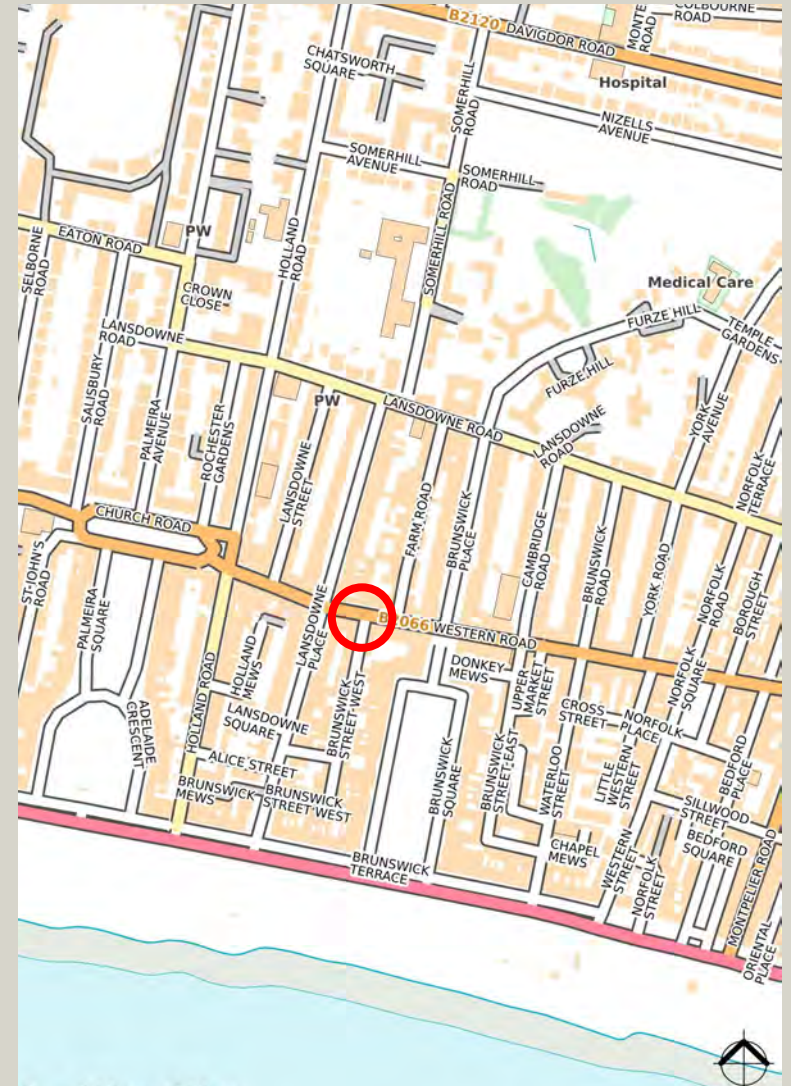
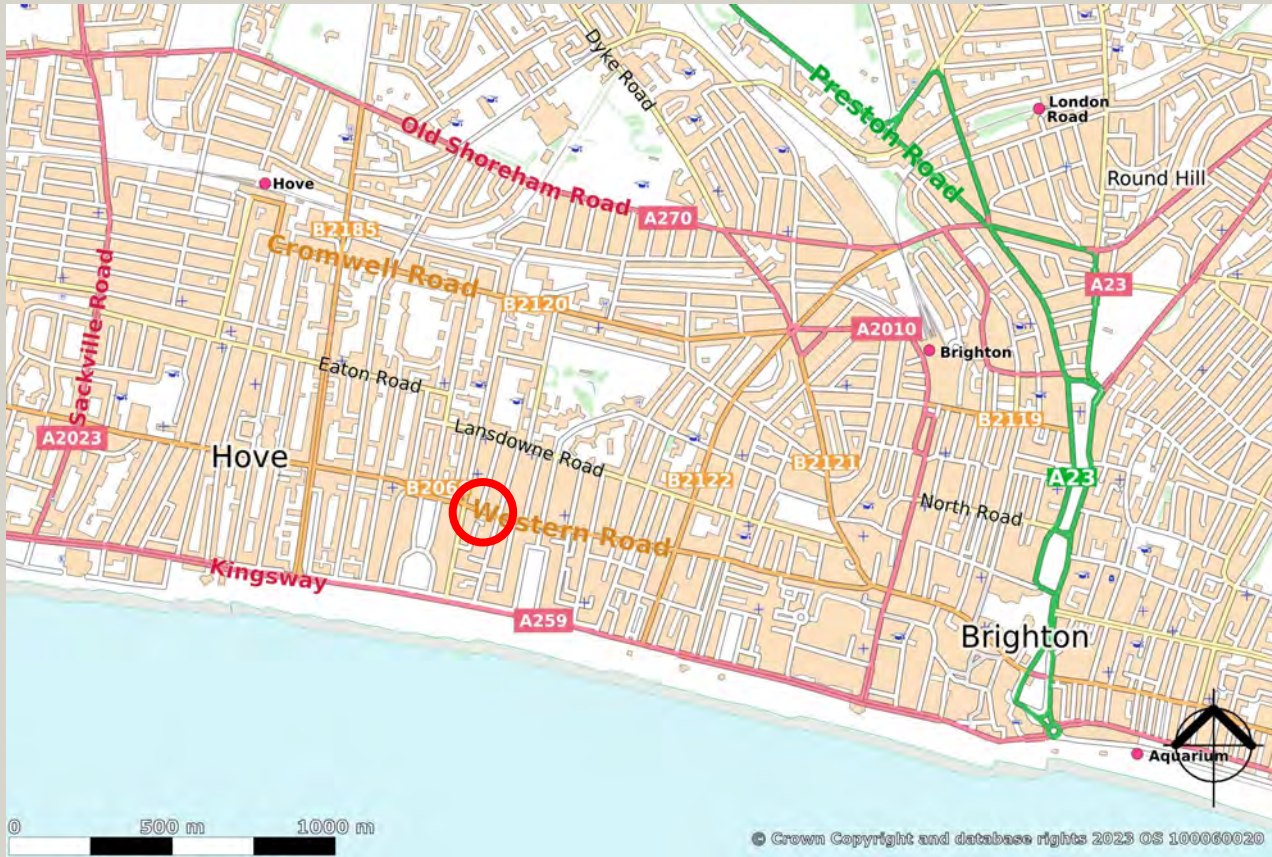


services not tested  
all measurements are approximate



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