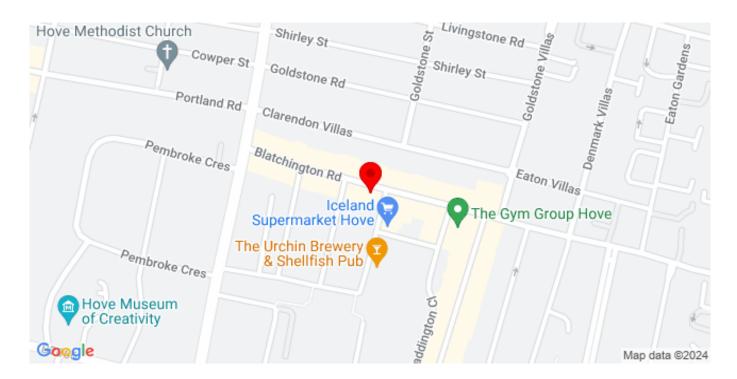


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# LOCATION



Situated on the southern side of Blatchington Road in Hove, and just a stone's throw away from the bustling shopping hub of George Street, this property enjoys a prime location. It is nestled amidst a thriving residential neighbourhood and is conveniently surrounded by popular commercial establishments, including Tesco Superstore, The Co-operative, Peacocks, and Boots.

Hove Station to the north is easily accessible, requiring only a short 7-minute walk, while Hove Seafront to the south is a leisurely 10-minute stroll away.

### Description

A versatile ground floor self-contained premises, that has been recently renovated, is now available on a new lease.

The accommodation benefits from an open plan trading area, a rear W/C and a galley kitchen, alongside plentiful basement storage, lending itself to a number of 'Class E' (Retail/Office) users.

## **Key Features**

- Self Contained Ground Floor
- Hove Location
- Recently Refurbished
- New Lease Available

### Accommodation

Ground Floor: 532 sq ft (49.4 m2)

- Gross Frontage 11.88 ft
- Internal Width 13.56 ft (max)
- Internal Depth 27.44 ft
- Floor to Ceiling Height 2.55m

The ground floor predominantly features an open-plan layout, adorned with wood-laminate flooring. It includes a convenient w/c facility and a storage area situated at the rear.

Recently installed fire alarm system and well-equipped with numerous shelves for storage and track spotlighting to illuminate the surroundings effectively.

Plus, two rear partitioned storage areas totalling 35 sq ft (3.23 m2)

Total Accommodation – 567 sq ft (52.6 m2)

#### Terms

A new lease is available on flexible leasing terms.

#### Lease

For a term to be negotiated.

Guide Rent - £16,500 per annum, exclusive.

#### Rent Review

By negotiation.

# Repairing Liability

Effectively Full Repairing & Insuring by way of a Service Charge.

### **Business Rates**

Billing Authority: Brighton & Hove

Description: Shop and premises

Rateable Value: £14,500 Valid from 1 April 2023

### VAT

VAT will not be payable on the terms quoted.

# Legal Fees

Each party is to pay for their own legal fees incurred.

# Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (01273 701070).





















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BRIGHTON OFFICE

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