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PROPERTY PEOPLE

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48 Blatchington Road, Hove, BN3 3YH
TO LET: PRIME GROUND FLOOR RETAIL PREMISES

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).









GET IN TOUCH
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