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122 Portland Road, Hove, BN3 5DN

TO LET: PROMINENT CORNER RETAIL UNIT WITH DOUBLE FRONTAGE IN ESTABLISHED HOVE LOCATION

LOCATION



This property occupies a prominent corner position at the junction of Portland Road and Rutland Gardens within an established retail parade in Hove. Portland Road forms part of a well-regarded local commercial pitch serving a densely populated residential area, benefiting from strong levels of passing pedestrian and vehicular traffic throughout the day.

The surrounding area comprises a strong mix of independent and regional retailers, such as The Flour Pot Bakery, Body Base, Brass Monkeys and Costa Coffee, creating an active and established retail environment. The unit is well placed to serve the surrounding residential population, which provides a consistent and reliable customer base for day-to-day retail trade.

The location is well connected, with Church Road (A259) providing a direct route into central Brighton to the east and towards Hove and Shoreham-by-Sea to the west. Public transport links are readily available nearby, with regular bus services operating along Portland Road and surrounding routes, while Hove railway station is within walking distance, offering direct services to London and along the south coast.

Description:

An attractive corner retail premises benefiting from strong frontage and excellent visibility at the junction of Portland Road and Rutland Gardens, within a well-established Hove retail location.

The property comprises a self-contained ground floor retail unit with basement storage. The ground floor offers well-proportioned, open-plan sales space with good levels of natural light, suitable for a range of retail or service-based uses.

The basement offers useful storage and staff facilities, supporting day-to-day operational requirements. The unit further benefits from a small external display area fronting Rutland Gardens, providing additional scope for signage or product display and enhancing the overall prominence of the premises.

Key Features:

- Prominent Corner Position
- Attractive Double Frontage
- External Display Area
- Open Plan Configuration

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Main Trading
Space22921.27Basement Storage857.90Total31429.17

Rent:

£14,500 per annum

Terms:

Guide Rent: £14,500 per annum, exclusive.

Available by way of a new, effective Internal Repairing and Insuring lease for a term to be agreed.

Business Rates:

Rateable Value: £9900

1 April 2026 to Present - Eligible for 100% Small Business Rates Relief

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:



In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.











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gravesjenkins.com



Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB