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100 Portland Road, Hove, BN3 5DN
LET: PROMINENT RETAIL PREMISES ON PORTLAND ROAD

LOCATION



Situated on the southern side of Portland Road, near the corner of Westbourne Gardens, this property occupies a mid-point position along a bustling retail thoroughfare. It is surrounded by a densely populated residential area and is in close proximity to various businesses, including the Co-Op Supermarket, Pit & Pal restaurant, and Westbourne Public House. Portslade Railway Station is conveniently located to the west.

Description

An opportunity to obtain this retail unit located in the busy shopping area near Portland Road in Hove. The unit has a large display window, break-out areas, and an enclosed rear courtyard. A new lease is available with no premium required.

Key Features

- Prominent Location Along Portland Road
- Busy Thoroughfare
- Private Outside Courtyard
- New Lease Available & No Premium

Accommodation

Ground Floor lock-up shop with a rear courtyard as follows:

- Gross Frontage: 13' 6"
- Front Internal Width: 12'
- Rear Internal Width: 11' 3"
- Total Depth: 27' 2"

Total Sales Area: 314 sq ft (29.17 m2)

- Rear Lobby Width 9' 3"
- Rear Lobby Depth 9' 8"

Total Accommodation: 404 sq ft (37.53 m2)

Separate rear W/C stepping down to an enclosed rear courtyard area: 318 sq ft (29.54 m2)

Lease

A new lease for a term to be agreed upon.

Commencing Rent is £12,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Internal Repairing (including Shopfront) and Insuring.

Business Rates

Billing Authority: Brighton & Hove



- Description: Shop and Premises
- Rateable Value: £7,600.00
- Rates Payable:
- Valid from April 2023 (current)

Potential Benefit from Small Business Rates Relief.

VAT

The property is not elected for VAT and therefore VAT is not payable on the terms quoted.

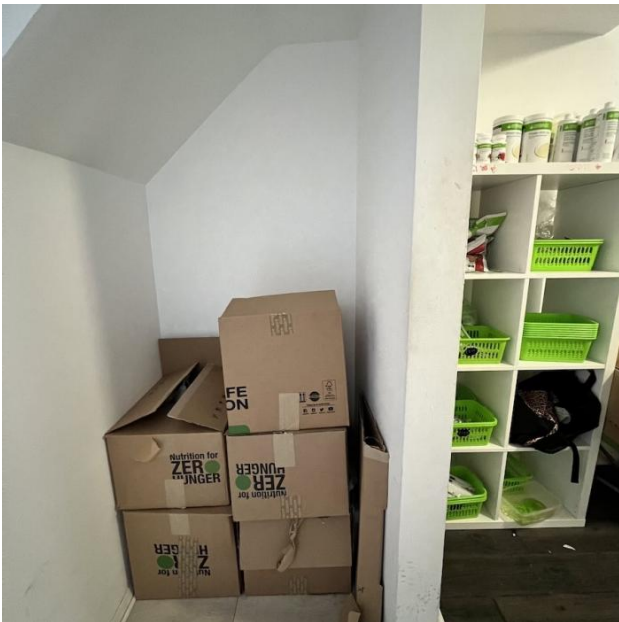
Legal Fees

Each party is to be responsible for their own legal fees.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (t: 01273 701070).







GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Toby Graves

01273 701070
07818 569243
toby@gravesjenkins.com



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