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100 Blatchington Road, Hove, BN3 3YF
TO LET: SELF-CONTAINED GROUND FLOOR 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: 440.33 sq ft (40.9 m2)

- Gross Frontage - 9.2 ft
- Internal Width - 12.14 ft (max)
- Internal Depth - 23.43 ft
- Floor to Ceiling Height - 2.43m

Recently refurbished and mainly open plan Ground Floor with facilities to the rear (w/c and galley kitchen) and storage area (54 sq ft / 5m2). New carpet flooring, UPVC double-glazed rear windows and track spotlighting.

Access is provided to the basement stores.

Basement: 331.50 sq ft (30.8 m2)

- Floor to Ceiling Height - 2.05m

Substantial storage area with rear access to a small courtyard.

Total Accommodation: 771.83 sq ft (71.7 m2)

Terms

A new lease is available on flexible leasing terms.

Lease

For a term to be negotiated.

Guide Rent - £14,000 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: £8,400

Valid from 1 April 2023

The potential benefit from Small Business Rates Relief (£0 Rates Payable).

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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