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288 Portland Road, Hove, BN3 5QU

TO LET: PROMINENT NEW RETAIL/OFFICE PREMISES WITH CAR PARKING SPACE

LOCATION



Situated on the southern side of Portland Road to the corner of Coleman Avenue, on a mid point along the busy retail thoroughfare of Portland Road. The property is surrounded by a densely populated residential area and closeby is the Co-Op Supermarket, Brighton Bed Centre and Pizza Hut take away amongst other national and local business outlets. Portslade Railway station is to the west.

Description

An opportunity to occupy this prominent corner commercial unit on the south side of Portland Road. Modern aluminium shopfront, spacious open plan retail/office area, rear office and galley kitchen, plus a side garden area which could be utilised by the tenant if required.

A new lease is available without premium.

Key Features

- Prominent corner location.
- Side car parking area or display forecourt.
- Enclosed garden area with potential.
- New lease – no premium.

Accommodation

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

- Gross Frontage: 17'
- Internal Width: 16' 4" (narrowing to 13' 9" at rear)
- Total Shop Depth: 24' 3"

Total Sales Area: 355 sq ft (33 m2)

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

Total Accommodation: 435 sq ft (40.4 m2)

Separate rear W/C stepping down to an enclosed rear garden area.

Partition to rear for storage but can be extended for larger sales area.

Lease

A new lease for a term to be agreed upon.

Commencing Rent is £15,000 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: £7,900.00
- 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

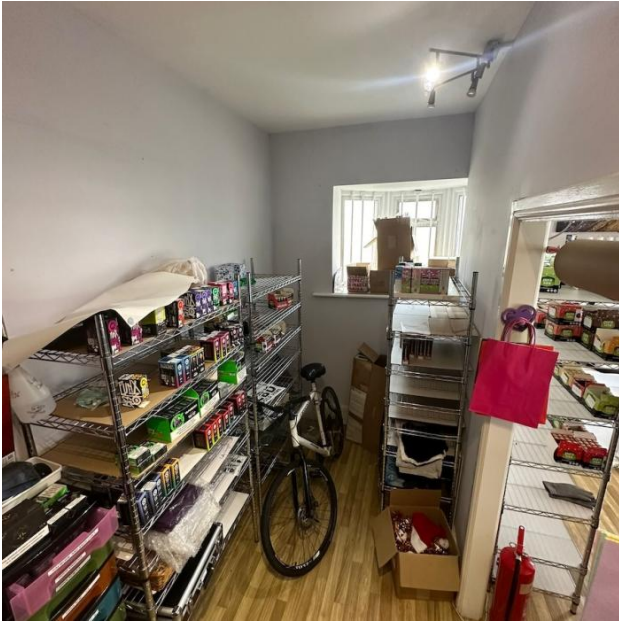
Each party is to be responsible for their own legal fees.

Viewing Arrangements

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









GET IN TOUCH
gravesjenkins.com



Toby Graves

01273 701070
07818 569243
toby@gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



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