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PROPERTY PEOPLE

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235-237 Hangleton Road, Hove, BN3 7LR
PROMINENT ROADSIDE RETAIL SHOWROOM PLUS PARKING

LOCATION



Situated in a prominent roadside position on the west side of Brighton & Hove. There is a large surrounding residential catchment area, and the premises have a frontage to the A2038 Hangleton Road, which in turn links the A27 Brighton Bypass with the A270 Old Shoreham Road. The premises adjoin a Texaco service station and form part of a large neighbourhood shopping area with occupiers including Tesco Express, Co-op, Boots Pharmacy, The Flour Pot Bakery, The Grenadier public house and numerous other retailers and catering outlets.

For exact location use what3words: times.flames.tells

Description:

The subject premises are currently vacant and undergoing refurbishment. The available space provides a prominent front showroom with forecourt parking, within which our clients are installing a WC and kitchen point, all new front glazing, air conditioning and some redecoration. There is forecourt parking.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Key Features:

- Prominent road frontage
- Opposite busy retail parade
- Extensive glazed frontage
- On site parking (min 6 cars)
- A27/A23 within approx' 1 mile

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	1,748	162.39	Total	1,748	162.39
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Rent:

£35,000 per annum

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

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.







GET IN TOUCH
gravesjenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD