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PROPERTY PEOPLE

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235 - 237 Hangleton Way, Hove BN3 7LR

TO LET: PROMINENT ROADSIDE RETAIL SHOWROOM PLUS PARKING - 1,748 SQ FT (162.4 SQ M)

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 occupied by a motorcycle retailer who is relocating to adjacent accommodation to the rear of the premises. The available space will be the prominent front showroom with forecourt parking, within which our clients will install a WC and kitchen point. Consideration will also be given to installing all new front glazing, air conditioning and some redecoration to suit an incoming tenant's needs. There is forecourt parking.

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 gross internal floor area is approximately 1,748 sq ft (162.4 sq m)

Lease

Available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£35,000 per annum exclusive

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.

EPC

Rating C - 73

Business Rates

Rateable Value: £40,000

Rates Payable: £19,960 (2025/26)

Interest parties are advised to contact Brighton & Hove City Council on Tel: 01273 290000 or www.brighton-hove.gov.uk to verify this information.

VAT

VAT will be payable on the terms quoted (TBC).

Legal Fees

Each party to bear their own legal costs involved in the transaction.



AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
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