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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.

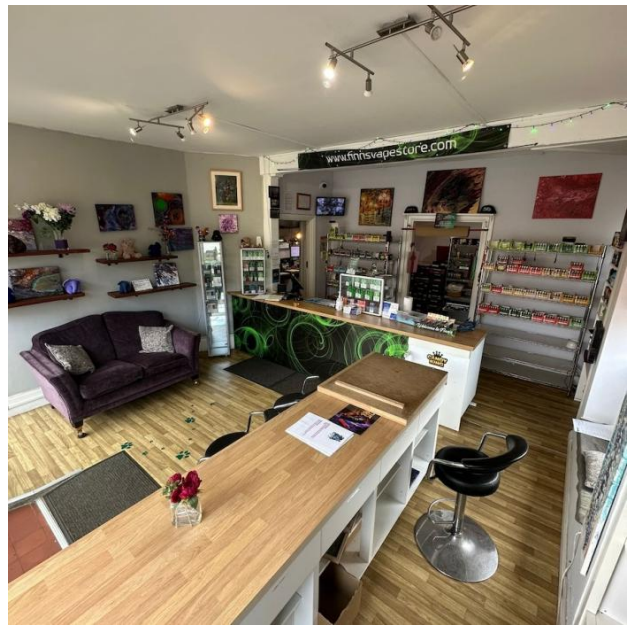
## Legal Fees

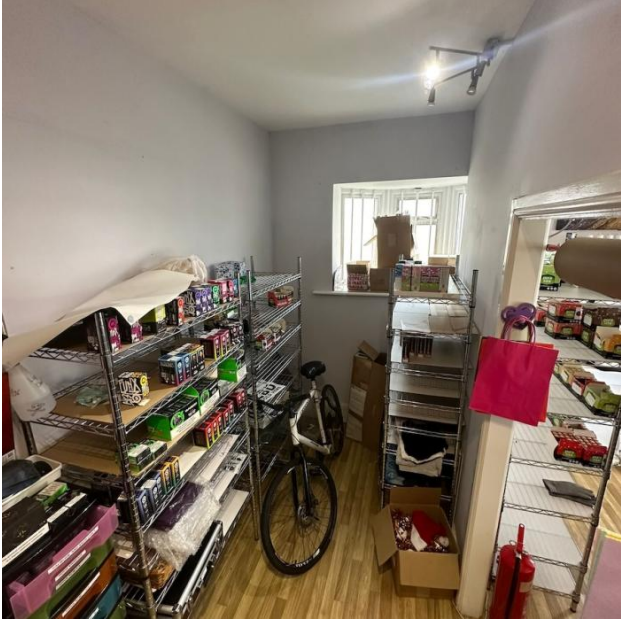
Each party is to be responsible for their own legal fees.

## Viewing Arrangements

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









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