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14 Victoria Terrace, Hove, BN3 2WB  
TO LET: WELL PRESENTED CORNER UNIT ON HOVE SEAFRONT

# LOCATION

Victoria Terrace is located at the intersection of St Aubyn's South and Kingsway, along the A259 coast road, nestled within Hove's picturesque seaside landscape. It is an essential part of the area's dynamic commercial and residential scene.

The modern Waterfront development, positioned at the eastern end of the parade, features 52 contemporary apartments with The Co-Operative as its ground-floor anchor tenant. The surrounding area offers a wealth of recreational amenities, including the King Alfred Sports Centre and the new Kingsway to the Sea (KTTS) development, which includes a 600 m<sup>2</sup> roller area, four padel tennis courts, six tennis courts, a new skate park, and a 150-meter-long pump track. Additionally, the KTTS will feature a new Outdoor Sports Hub with public toilets, changing facilities, and a new home for the Bowls Club.

A 20-minute walk westward takes you to the iconic i360, offering stunning panoramic views of the coastline, while a 20-minute walk eastward leads to the renowned Hove Lagoon, a hotspot for water sports and outdoor activities.

## Description

The versatile, double-fronted corner premises offer a spacious, open-plan ground floor trading area with convenient rear storage and a WC facility (to be installed by the landlord prior to tenant occupation). The property is now available for immediate occupancy with flexible lease terms.

Noteworthy features include an attractive double display frontage, ample natural light to the trading area, wood laminate flooring, LED strip and track spotlighting, rear storage and WC facility, and eligible for full Small Business Rates Relief (SBRR).

## Key Features

- Attractive Corner Shopfront
- Eligible for Full Small Business Rates Relief
- Prime Mixed-Use Premises
- Kingsway Location
- New Lease

## Accommodation

Ground Floor Trading/Sales Area – 438 sq ft (40.7 m2)

- Internal Width (Max): 15'7" narrowing to 13'6" at the rear
- Internal Depth (Max): 29'4"

Basement - 334 sq ft (31 m2)

**Total Accommodation (NIA) – 772 sq ft (71.7 m2)**

## Terms

A new lease is available on flexible leasing terms.

## Lease

For a term to be negotiated.

Guide Rent - £14,500 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Internal Repairing & Insuring.



## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop and premises
- Rateable Value: £4,700.00
- Valid from 1 April 2023

Tenants to benefit from full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

## VAT

VAT will not be payable on the terms quoted.

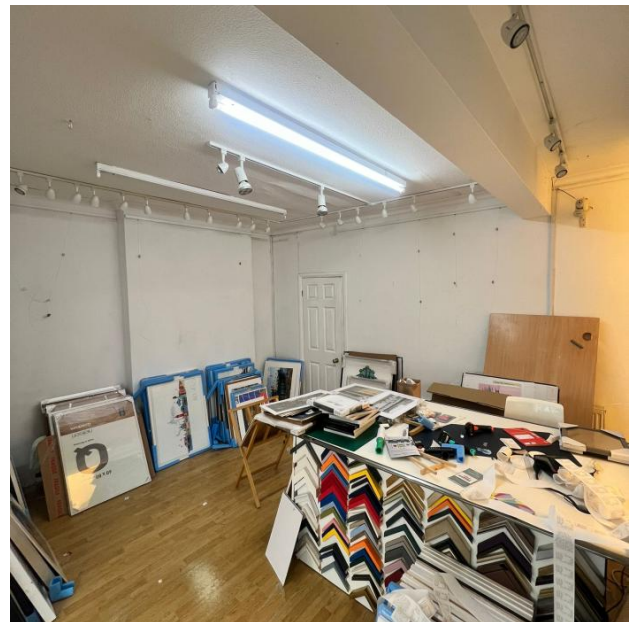
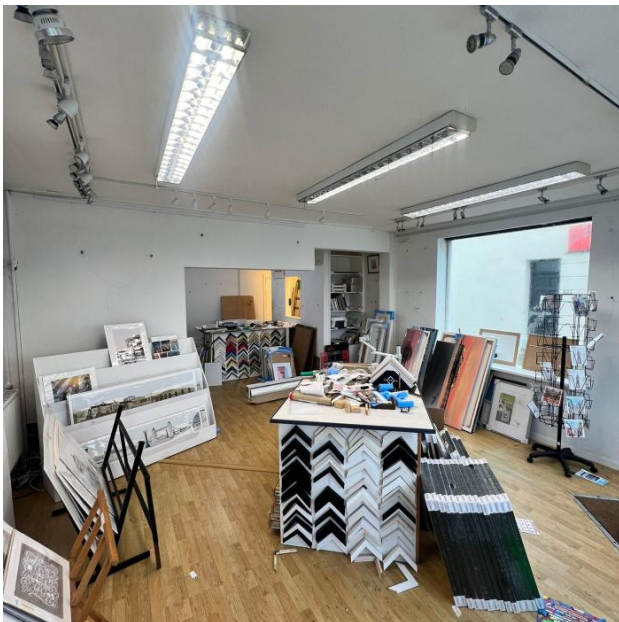
## Legal Fees

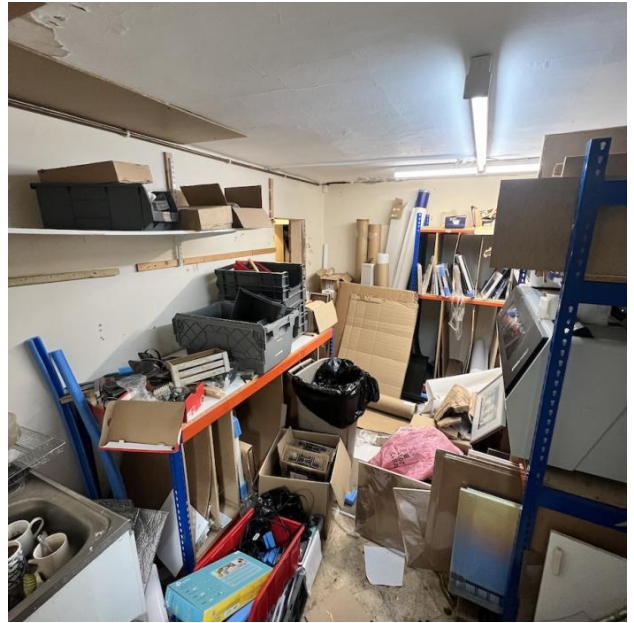
Each party is to pay for their own.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).











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