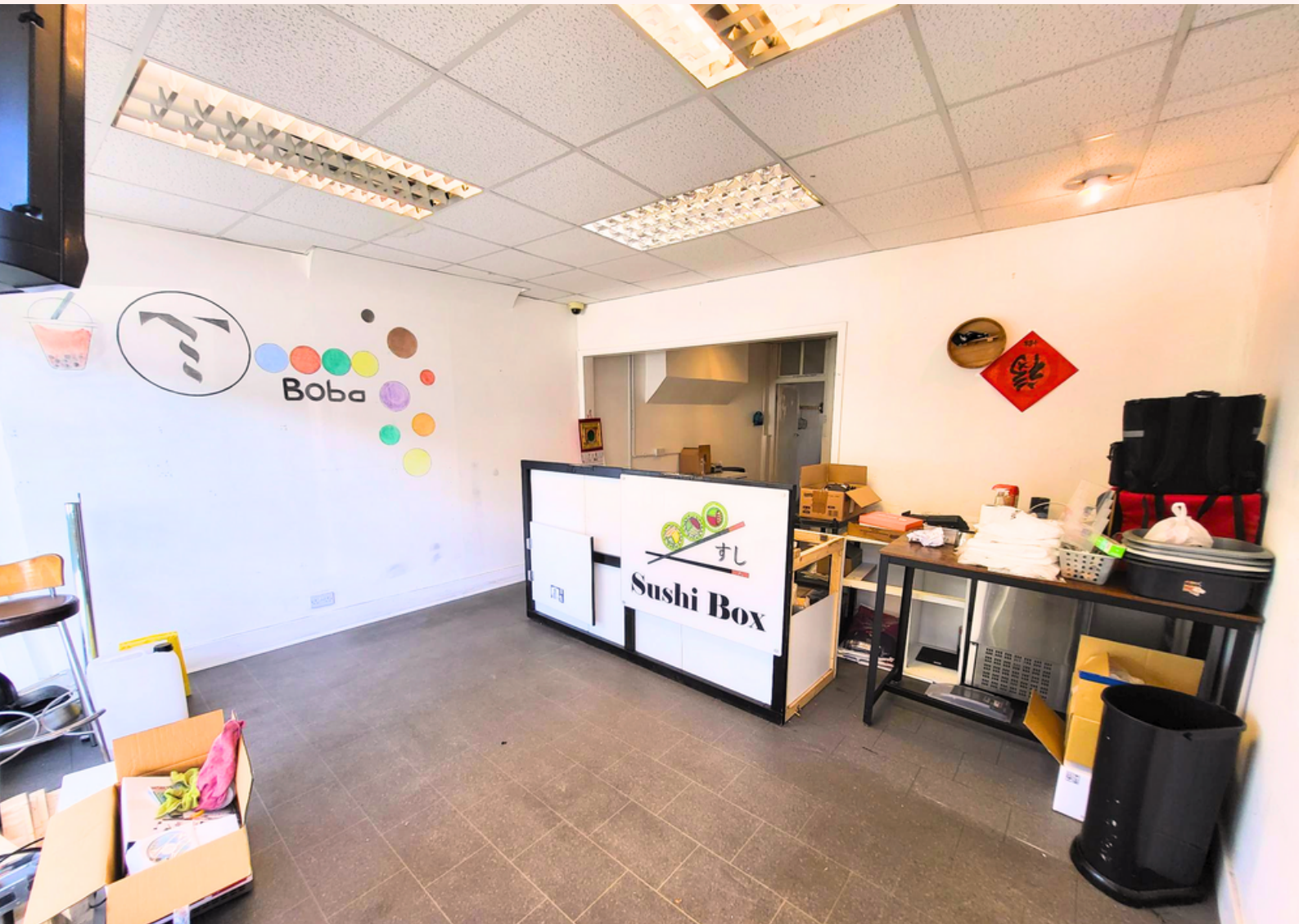




SUITABLE FOR  
HOT FOOD TAKEAWAY  
USE STP

**TO LET**  
**E CLASS RETAIL UNIT**  
**145 SACKVILLE ROAD, HOVE BN3 3HD**





## Location

The subject property is situated on the eastern side of Sackville Road in a retail parade where other occupiers include Pizza Go Go, Josh Colours Hair, Premier Convenience Store, Bungard Funeral Directors, Private Lettings of Brighton & The Salvation Army.

Hove station is only 8 mins walk (500m) away to the east whilst Corals Stadium, Hove Park & Goldstone Retail Park are to the north.

**MODA Living nearby (5mins, 325m) is now being developed to provide 55,000 sq ft of commercial spaces directly adjacent to Hove Station, plus 564 new rental homes with state-of-the-art amenities including, private dining room, shared lounges, cinema room and gym.**

## Description

The ground floor lock up shop consists of a retail area, kitchen, storage room and a small outside area to the rear.

## Planning

**The unit was previously granted planning consent for hot food take-away (A5) with installation of extraction ductwork to rear. BH2017/03523.**

## Accommodation

The accommodation has the following approximate net internal areas:

Ground Floor	261 sq ft	24.2 sq m
Kitchen	78 sq ft	7.2 sq m
Storage	53 sq ft	4.9 sq m
W/C		

All areas are net internal.

## Lease

A new lease on terms to be agreed.

## Rent

£13,000 per annum exclusive.

## VAT

We are advised that VAT may be chargeable on the rental outgoings.

## Business Rates

Rateable Value: £6,100.

UBR 49.9p (April 2022/23).

Note: The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

## EPC

Certificate no: 0640-0535-1519-2220-4092

The energy efficiency rating for the property is D 77.

A full copy of the EPC can be viewed at:  
[www.ndepcregister.com](http://www.ndepcregister.com)

## Legal Costs

Each party are to be responsible for their own legal costs.

## Viewing & further info

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