



**TO LET - E CLASS UNIT
204 PORTLAND ROAD
HOVE BN3 5QN**



LOCATION

Brighton is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

204 Portland Road is situated on the northern side of the street near the junction with Reynolds Road. Nearby occupiers include Pizzaface, Pretty Please, Lawrence Art Supplies, Dannys Chinese Restaurant, Smoque's and Skin & Laser.

Portslade Station is 19 mins walk (0.8 miles) and Hove Station 21 mins (0.9 miles). There are regular bus services.

DESCRIPTION

Former denture clinic comprising reception, kitchen, two consulting rooms and W.C.

ACCOMMODATION

Ground Floor Sales 545 sq ft 50.6 sq m

Kitchen 88 sq ft 8.2 sq m
W.C

All areas are net internal.

PLANNING

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

LEASE

New effective full repairing & insuring lease on terms to be agreed.

RENT

£12,000 per annum exclusive.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

LEGAL COSTS

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



BUSINESS RATES

Rateable Value: £9,800.

UBR 49.9p (April 2023/24).

Small Business Rates Relief up to 100% can apply for qualifying occupiers.

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

EPC

Certificate No: 0090-5978-0331-4300-1004

Rated D 98, valid until 6th January 2029.



VIEWING & FURTHER INFO

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AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



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