

LOWER GROUND FLOOR E CLASS PREMISES

Carr & Priddle
PROPERTY MATTERS



TO LET

**5-6 WESTERN ROAD
HOVE
BN3 1AE**

- PROMINENT LOCATION
- PREMISES LICENSE FOR SALE OF ALCOHOL
- 2AM LATE LICENSE EVERYDAY
- SUITABLE FOR A VARIETY OF USES (STNC)
- NEW LEASE AVAILABLE

LOCATION

Situated in central Hove and on one of the main commercial thoroughfares of the city. Located on the southern side of Western Road with Churchill Square Shopping Centre close by and Hove seafront a short walk south.

Notable traders include: Six – Brighton & Hove, Market Restaurant Bar, 3 to 4, Co-Op, Starbucks Coffee and Sainsbury's Local

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 1AE.

DESCRIPTION

The property comprises of a self contained lower ground floor formerly a bar/club. The premises is predominantly open plan space and is suitable for a variety of uses (STNC) such as a gym, studio, clinic etc.

Features include:

- Wooden flooring on the ground floor
- Spot lighting
- Air conditioning
- Male, female and DDA compliant WC facilities

ENERGY PERFORMANCE CERTIFICATE

EPC rating is E 114

TENURE

Freehold subject to the tenancy stated below.

Business Rates

The business rates are yet to be assessed.

RENT

offers are invited in the region of £14,000 per annum

VAT

We are advised that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

ACCOMODATION	SQ FT	SQ M
Lower Ground Floor	1,103	11.4
Total	1713	159.1



VIEWINGS AND FURTHER INFORMATION



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