

LOCK-UP SHOP TO LET



77-78 WESTERN ROAD

HOVE BN3 2JQ



01273 321 123

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Location

Situated in the heart of central Hove and within the busy commercial thoroughfare of Palmeira Square. Local traders include Cin Cin Hove, Fatto a Mano Hove, Flour Pot Bakery, Wild Flor and Tesco Express.

Accommodation

An opportunity to occupy this mid terrace single storey building which would suit a variety of commercial uses. The accommodation is configured over ground floor open plan sales area and lower ground floor basement storage with a small rear yard and external WC facility. The property benefits from a large fully glazed frontage.

Ground Floor Retail Area	542 ft ²	50.4 m ²
Lower Ground Floor	373 ft ²	34.6 m ²
Total Accommodation	915 ft²	85.0 m²
Building Frontage	30'2	9.2 m

Terms

A new full repairing and insuring lease at a guide rental of **£20,000 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £20,500 **EPC** C 65

In accordance with the Estate Agent Act 1979, we hereby confirm that Graves Son & Pilcher LLP has an association with the landlord of this property.

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



01273 321123

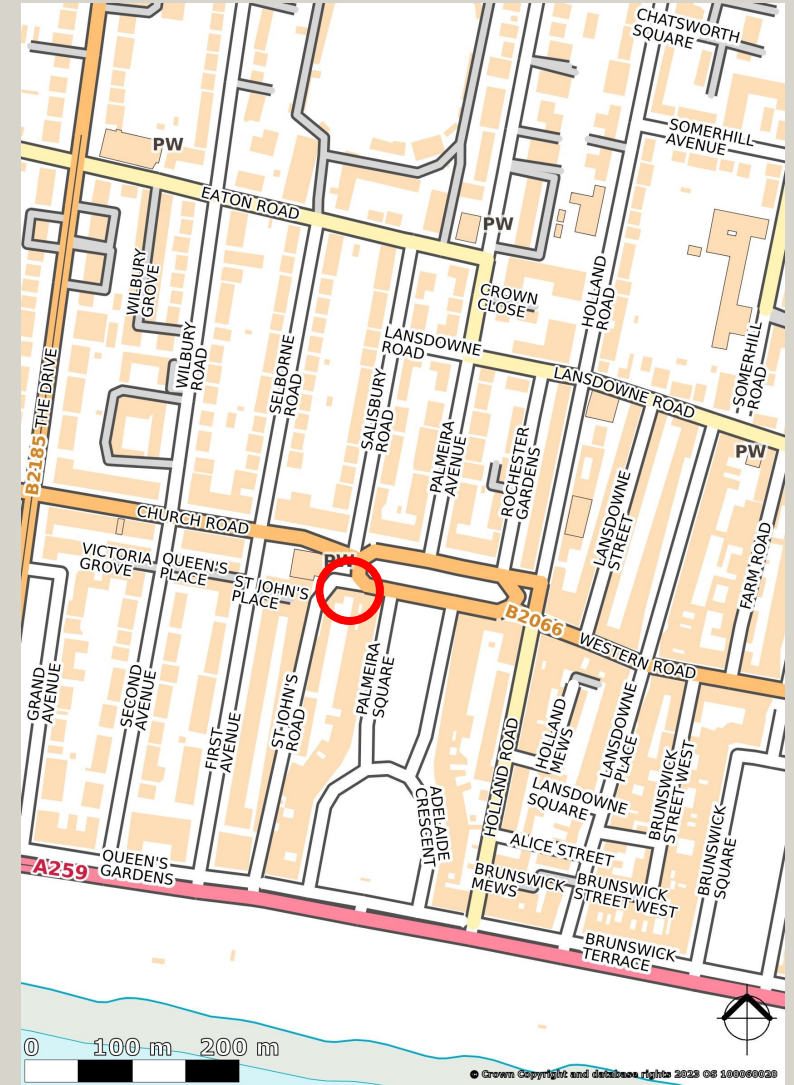
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services not tested
all measurements are approximate



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