



170 Old Shoreham Road

Hove, BN3 7AP

FOR SALE / TO LET - Shop & Maisonette

Rental £25,000PAX

OIRO £275,000 FH

608.94 sq ft

(56.57 sq m)

- Extensive unit with rear garden
- 2x Bedroom Maisonette Above

170 Old Shoreham Road, Hove, BN3 7AP

Summary

Available Size	608.94 sq ft
Rent	£2,083.33 per month
Rates Payable	£5.74 per annum Unit should be eligible for small business rates relief.
Rateable Value	£7,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property is arranged with an extensive ground floor commercial space, previously used as a coffee shop with good sized south facing rear garden area.

There is an interlinking spacious 2/3 bedroom maisonette above, with separate kitchen and bathroom. The maisonette could be split off with electric already separate and it having its own separate street entrance.

Location

Located on the South side of Old Shoreham Road, the property occupies a prominent position with high level of passing traffic and loading bay directly outside the property.

Accommodation

The accommodation comprises the following areas:

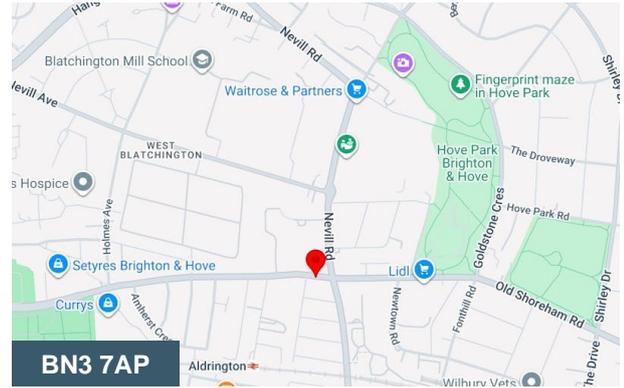
Name	sq ft	sq m	Availability
Ground	607.94	56.48	Available
Total	607.94	56.48	

Viewings

Viewings can be arranged via Landlords agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £25,000 pax for whole building. The freehold with vacant possession is also available with asking price of OIRO £275,000.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com