Eightfold property

To Let

53A Western Road

Hove, BN3 1JD

Bijoux retail unit to let in desirable Hove location

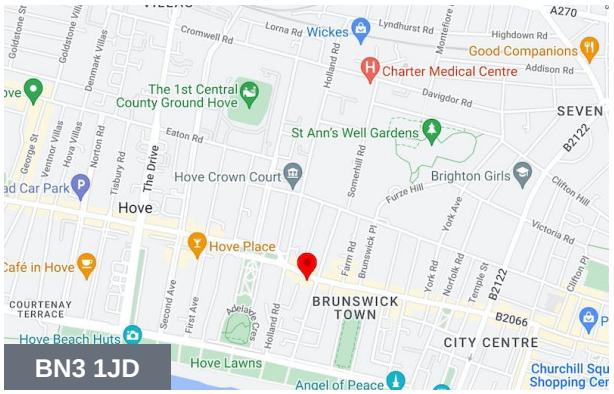
222 sq ft
(20.62 sq m)

- Rent £15,000 PAX
- New Lease, No Premium
- Expansive Window Display
- Wood Flooring
- Air Conditioning
- Potential for 100% Small Business Rate Relief

53A Western Road, Hove, BN3 1JD

Summary

Available Size	222 sq ft
Rent	£15,000 per annum exclusive of rates VAT & all other outgoings.
Rates Payable	£4,540.90 per annum Subject to status the incoming tenant may qualify for 100% small business rate relief if this is their sole premises.
Rateable Value	£9,100
Service Charge	A service charge will be payable based on a fair proportion of expenditure to the building.
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
EPC Rating	C (60)



Description

An impressive ground floor retail unit that has previously operated as a letting agents. A crisp & sharp sales area which is separated by a stud wall creating & kitchen point to the rear. Features at the property include wood flooring, integrated spot lights, Air conditioning & an impressive display window.

Location

The property is situated on the southern side of Western Road on the parade situated between Holland Road & Lansdowne Road in Hove, close to Palmeira Square. Nearby occupiers include Cin Cin, Starbucks, Sainsbury's Local, Tesco Express & Nostos.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Ground	222	20.62
Total	**222**	**20.62**

Viewings

Through Eightfold Property.

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years, at a rent of £15,000 per annum exclusive of rates, VAT & all other outgoings.

Rent Deposit

Subject to Status a rent deposit will be required.

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Viewing & Further Information

Max Pollock
07764 794936 | 01273 109104
max@eightfold.agency

James Hawley
07935 901 877 | 01273 093767
james@eightfold.agency

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THE PROPERTY POD
sharps
bedrooms home office
53 WESTERN ROAD
54

sharps

THE PROPERTY POD
sharps
54
EMBRACE
THE HAPPY
MONSTERS

sharps
Mill House
33 WESTERN ROAD
THE PROPERTY POD
BLACK FRIDAY WEEK
SALE
HALF PRICE
PLUS AN EXTRA
20%
OFF

Energy performance certificate (EPC)

The Property Pod 53a Western Road HOVE BN3 1JD	Energy rating **C**	Valid until: **21 October 2029** Certificate number: **9728-3031-0717-0600-5725**

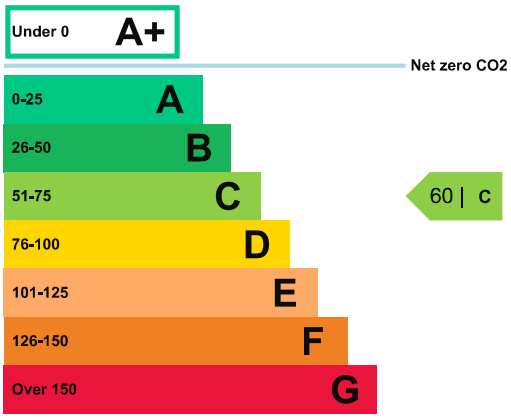
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	24 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	28 | B
If typical of the existing stock	81 | D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	60.54
Primary energy use (kWh/m2 per year)	354

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0570-0641-2779-8321-7006).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	GEA
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 September 2019
Date of certificate	22 October 2019