



235-237 Hangleton Road

Hove, BN3 7LR

Prominent roadside retail showroom plus parking

1,748 sq ft
(162.39 sq m)

- Prominent road frontage
- Opposite busy retail parade
- Extensive glazed frontage
- On site parking (min 6 cars)
- A27/A23 within approx 1 mile

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Summary

Available Size	1,748 sq ft
Rent	£35,000 per annum
Business Rates	To be re-assessed on completion of works.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

The subject premises are currently occupied by a motorcycle retailer who is relocating to adjacent accommodation to the rear of the premises. The available space will be the prominent front showroom with forecourt parking, within which our clients will install a WC and kitchen point. Consideration will also be given to installing all new front glazing, air conditioning and some redecoration to suit an incoming tenant's needs. There is forecourt parking.

Location

Situated in a prominent roadside position on the west side of Brighton & Hove. There is a large surrounding residential catchment area, and the premises have a frontage to the A2038 Hangleton Road, which in turn links the A27 Brighton Bypass with the A270 Old Shoreham Road. The premises adjoin a Texaco service station and form part of a large neighbourhood shopping area with occupiers including Tesco Express, Co-op, Boots Pharmacy, The Flour Pot Bakery, The Grenadier public house and numerous other retailers and catering outlets.

For exact location use what3words: times.flames.tells

Accommodation

The gross internal floor area is approximately:

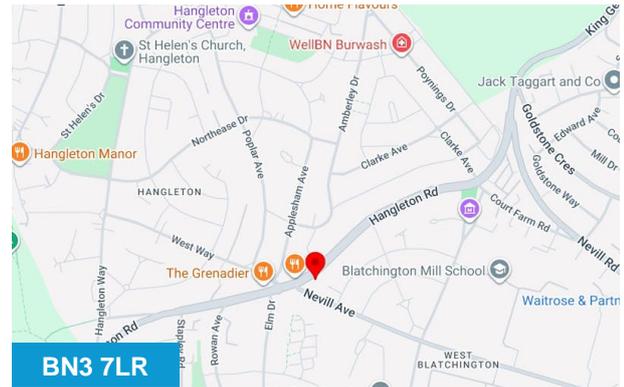
Floor/Unit	sq ft	sq m
Ground	1,748	162.39
Total	1,748	162.39

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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