

A1/A2/A3/A5 PREMISES
SUITABLE FOR VARIETY OF USES
473 SQ FT + FORECOURT
REDUCED PREMIUM



169 PORTLAND ROAD
HOVE
BN3 5QJ

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LOCATION	Situated in the highly prominent position of the busy commercial thoroughfare of Portland Road. The property is situated on the north side of the Road and surrounded by numerous shops, restaurants, pubs including Sainsburys and Ladbroke's.	
ACCOMMODATION	The premises comprise ground A1/A2/A3/A5 premises as follows:	
	Shop	473 sq ft (43 m2)
	<ul style="list-style-type: none"> • A3 catering and take away use • No extraction • No WC facilities but plumbing on site • Forecourt • Suspended Ceiling 	
TENURE	Leasehold	
LEASE	Assignment of existing 25 year lease from October 2003 (12 years unexpired)	
RENT	£6,000 per annum exclusive	
PREMIUM	OIRO £15,000 for the benefit of the lease	
UNIFORM BUSINESS RATES	Description:	Shop and Premises
	Rateable Value:	£TBC
	Rates Payable:	£TBC
VAT	VAT is not chargeable on the terms quoted	
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Ltd Tel: 01273 233333	