

**SUPERBLY PRESENTED RETAIL SHOP
SUITABLE FOR VARIETY OF USES
543 SQ FT (50 SQ M)
TO LET**



**48 BLATCHINGTON ROAD
HOVE
BN3 3YH**

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LOCATION Situated on the southern side of Blatchington Road in this busy commercial thoroughfare of Hove. The busy George Street commercial thoroughfare is two minute's walk away to the East which also links to Church Road. Hove station is also a short walk away.

ACCOMMODATION The premises comprise a ground floor Retail shop as follows:

Shop 543 sq ft (50 sq m)

- Well presented
- Spot Lighting
- Rear WC + HWF
- Laminate flooring



TENURE Leasehold

LEASE New lease is available with terms to be agreed

RENT £15,500 Per annum exclusive

**UNIFORM
BUSINESS RATES**

| Description: | Shop and premises |
|---------------------|--------------------------|
| Rateable Value: | £11,250 |
| Rates Payable: | £5,445 |

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 Commercial Ltd
Tel: 01273 233333