

**HIGHLY VISABLE RETAIL PREMISES  
WELL PRESENTED  
458 SQ FT  
TO LET**



**97 OLD SHOREHAM ROAD  
HOVE  
BN3 7AQ**

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**LOCATION** The premises is situated on the northern side of Old Shoreham Road close to the newly developed Goldstone Retail Park. Hove train station is approx. half a mile to the south and there are easy travel links to the A27 to the north.

**ACCOMMODATION** The premises comprise ground floor shop with forecourt and 1 rear parking space, arranged as follows:

**Shop** **386 sq ft (35 m2)**

- Wood flooring
- Track Lighting
- Alarm
- AC + Heat
- Forecourt
- Rear parking Space

**Kitchen/Store** **72 sq ft**

- New Kitchenette
- WC + HWF
- Rear Access



**TENURE** Leasehold

**LEASE** New FRI lease to be negotiated

**RENT** £11,500 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£8,300
Rates Payable:	£3,477.70

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Tom Graves Property Ltd**  
**Tel: 01273 233333**