

**SUPERB CORNER A1/A2 UNIT
639 SQ FT (56 M2)
NEW FLEXIBLE SUB LEASE
TO LET**



**52 LANSDOWNE PLACE
(WEST UNIT)
HOVE, BN3 1FG**

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LOCATION

Situated in a highly prominent position forming part of Brighton and Hove's premier commercial thoroughfare of Western Road. The property is situated on the north side of Western Road, Hove on the corner of Lansdowne Place in a quality and bustling location surrounded by numerous retailers, offices, restaurants and bars. The premises benefits from a busy traffic and pedestrian flow, being approximately a 3 minute walk from Hove's seafront.

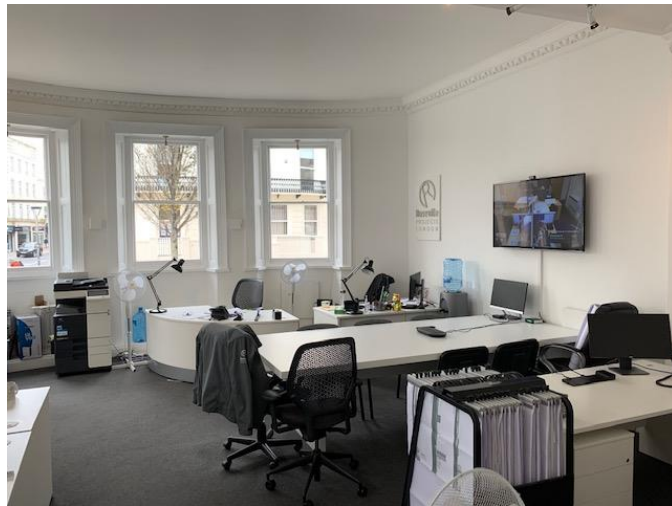
ACCOMMODATION

The premises comprise a ground floor retail/office unit, arranged as follows:

Shop/Office **537 sq ft**

Separate Office **102 sq ft**

- Newly Refurbished
- Fully Carpeted
- Shared WC's
- High Ceilings
- Good Natural Light
- Return Frontage

**TENURE**

Leasehold

LEASE

New flexible lease is available with terms to be agreed

RENT

£17,000 Per annum exclusive

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 Property Ltd

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