



50 Blatchington Road
Hove BN3 3YH

TO LET

2 STOREY E CLASS UNIT - TO LET SIZE 164 SQ M (1,765 SQ FT)

Key Features:

- Centrally located Hove retail unit
- Arranged over ground and first floors
- To let by way of a new lease
- Nearby occupiers include Iceland, Co-op, KFC
- Rent £32,000 per annum
- Immediately available





50 Blatchington Road
Hove BN3 3YH

Location

Located on the southern side of Blatchington Road in Hove, close to the busy shopping thoroughfare of George Street.

The area has a variety of local and national retailers with nearby occupiers being Tesco, Iceland, Co-Op, Boots and Peacocks.

Hove mainline railway station is a 5-minute walk to the north, providing direct services to Brighton, Gatwick Airport and London Victoria.

Accommodation

The unit is formed of a two storey mid-terrace premises, with additional access to the rear.

There is a large open plan ground floor retail area with additional storage, staff rooms and offices on the first floor.

	Sq Ft	Sq M
Ground Floor	1,107	102.8
First Floor	659	61.2
Total	1,765	164.0

Planning

A new Use Classes Order (UCO) came into effect on 1 September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

To let by way of a new lease for a term to be agreed at a commencing rental of £32,000 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value: £21,250

EPC

D (87)

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents
Flude Property Consultants:

Will Thomas

w.thomas@flude.com

01273 707272

www.flude.com

Aaron Lees

a.lees@flude.com

01273 707272

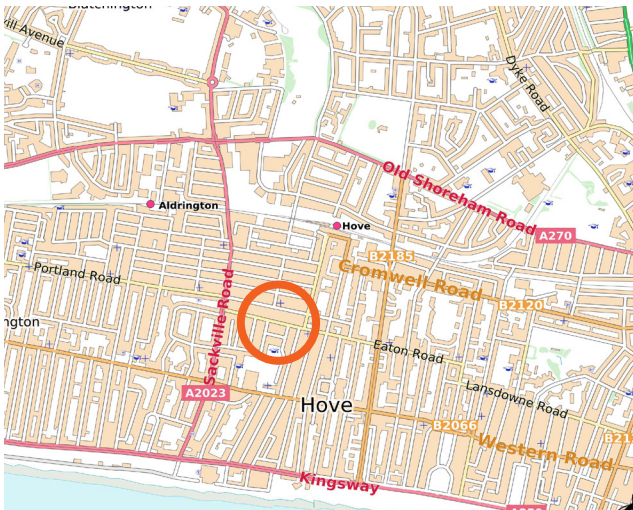
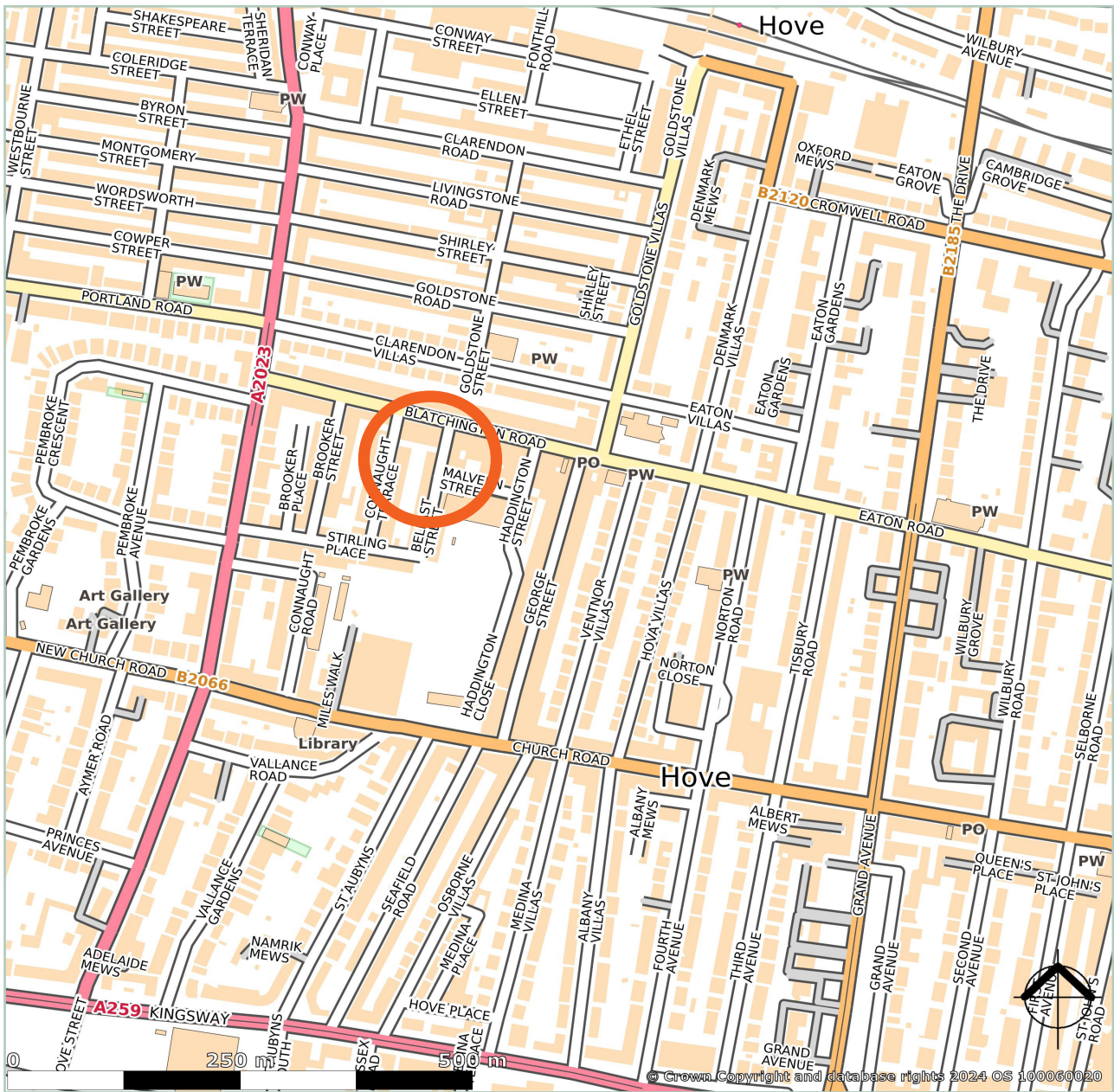


Flude
PROPERTY CONSULTANTS





50 Blatchington Road
Hove BN3 3YH



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH