



103 Portland Road
Hove, East Sussex BN3 5DP

TO LET

CLASS E RETAIL UNITS

Total size 70.54 sq m / 759 sq ft

Key Features:

- Ground floor and lower ground floor retail unit
- Self contained access
- Situated in a busy pedestrian & vehicular thoroughfare
- Rent £16,000 per annum
- No premium
- New lease available





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Location

Portland Road runs from Sackville Road to Station Road / Boundary Road, which provides a main road with a mix of local and national traders, such as Sainsburys and Costa Coffee.

There are numerous bus services along Portland Road. Aldrington, Hove and Portslade Station are walking distances, each having a direct route to London and Gatwick.

Location pin (what3words) : firms.whips.manual
<https://what3words.com/firms.whips.manual>

Accommodation

The accommodation is arranged over the ground and lower ground floor and comprises a front counter reception area. There is also a small outside yard area to the rear.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	477 sq ft	44.30 sq m
Lower ground	282 sq ft	26.24 sq m
Total	759 sq ft	70.54 sq m

EPC

We understand the property to have an EPC rating of E(104).

Planning

A new Use Classes Order (UCO) came into effect on 1st 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

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £16,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £8,800.

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

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 agents Flude Property Consultants:

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