



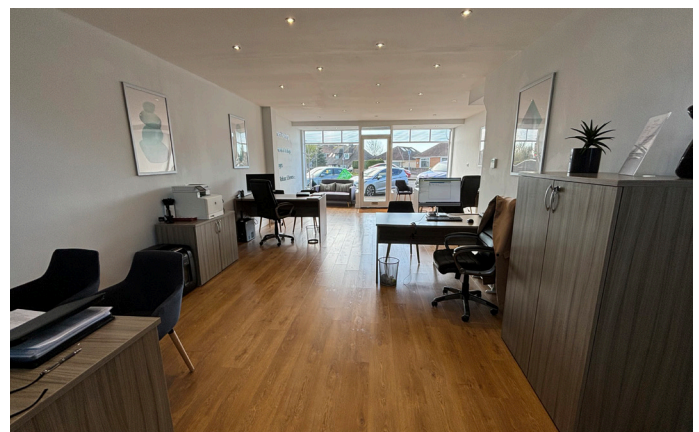
3 Queens Parade
Hove, BN3 8JG

TO LET

GROUND FLOOR CLASS E UNIT SIZE 61.2 SQ M (659 SQ FT)

Key Features:

- Located on an established local retail parade
- Good local amenities
- Situated in a busy pedestrian & vehicular thoroughfare
- Double fronted
- Available now





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Location

The property is located in the popular Hangleton area of Hove situated to the north west of the city centre. The area is a largely residential suburb and the parade is home to a number national and independent retailers, near by occupiers include, Weatherill, Kessler Kitchens, Prestige barber, Warr Newsagents, Bankers Fish and Chips, DG Motorcycle, Boots Pharmacy and Texaco petrol station.

Accommodation

The property comprises a double fronted mid-terrace lock up unit. The available accommodation is arranged over the ground floor with a Kitchen and WC towards the rear.

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

Floor	Sq Ft	Sq M
Ground	659	61.2

Business Rates

Rateable Value: £13,250

EPC

B (47)

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

The premises is available by way of a lease assignment of the current lease dated February 10.02.2017 for a 10-year term, with a passing rent of £15,600 per annum.

The lease is contracted within the security of tenure provisions of the Landlord and Tenant Act 1954.

There is an outstanding rent review dated 10.02.2022

The landlord has indicated a new lease would be considered.

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 sole agents
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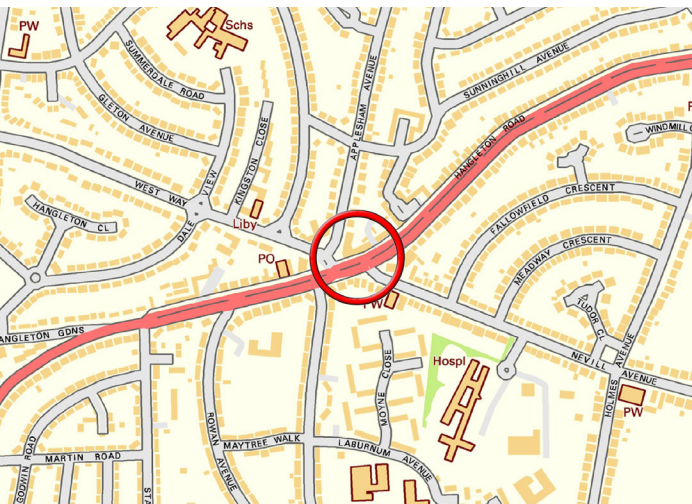


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