



5 Hove Park Villas
Hove, BN3 6HP

TO LET

CLASS E RETAIL UNIT

Total Size: 1,089 sq ft (101.21 sq m)

Key Features:

- Self contained unit
- Close to Hove train station
- Air Conditioning
- Private rear yard
- Arranged over ground & lower ground floors
- Rent £18,500 per annum
- Available immediately





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Location

The property is located on the Eastern side of Hove Park Villas to the north of Hove Station, with nearby occupiers including Traherne Pharmacy, The Station Convenience Store, Bespoke You and Blatchington Court Trust.

There are regular bus links to this location and Hove train station is 0.1 miles immediately to the south.

Accommodation

The property forms part of a mid-terraced building and provides a well presented ground floor sales area, office, WC and kitchen with a lower ground floor 'show/display' room and store room.

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

Area	Sq Ft	Sq M
Ground Floor	576	53.48
Lower Ground Floor	514	47.73
Total	1,089	101.21

EPC

We understand the property to have an EPC rating of E (110).

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 internal repairing and insuring lease at a commencing rent of £18,500 per annum exclusive of rates, building insurance, heating, lighting, etc. A 6 month rent deposit will be required.

There is a maintenance fund into which the tenant will contribute £400, twice yearly, when invoiced. The tenant pays 25% of the insurance premium.

Business Rates

Rateable Value (2023): £8,700.

VAT & Legal Fees

Rents and prices are quoted exclusive 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 sole agents Flude Property Consultants:

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