



6 Victoria Terrace
Hove, East Sussex, BN3 2WB

TO LET

Hove Retail Unit Total Area - 806 sq ft / 74.91 sq m

Key Features:

- Located near Hove seafront
- 100% rates relief Subject to Status
- Suitable for a variety of uses STP
- New Lease Available
- Rent £13,500 Per Annum
- Available April 2026





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Location

The property is situated on Victoria Terrace on the southern side of the seafront road which is a main articular route in and out of Brighton and Hove and is situated with a localised parade. The property is a short walk from Church Road which is a busy commercial area and is surrounded by residential properties.

Description

The property is arranged over the ground floor and basement with a WC.

Accommodation

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

Area	Sq Ft	Sq M
Ground floor	314	29.17
Basement	492	45.71
Total	806	74.88

EPC

TBC

Planning

A new use Class Order (UCO) came into effect on 1st September 2020. Under the new UCO Use Class 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 Class Order 2020.

Terms

The property is available to let by way of a new effective full repairing and insuring lease at a commencing rent of £13,500 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2026): £10,500

Occupiers will pay approximately 38% of this per annum.

VAT

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

Legal Fees

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.

27 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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