

RENT FREE
AVAILABLE



**73A Western Road
Hove, BN3 2JQ**

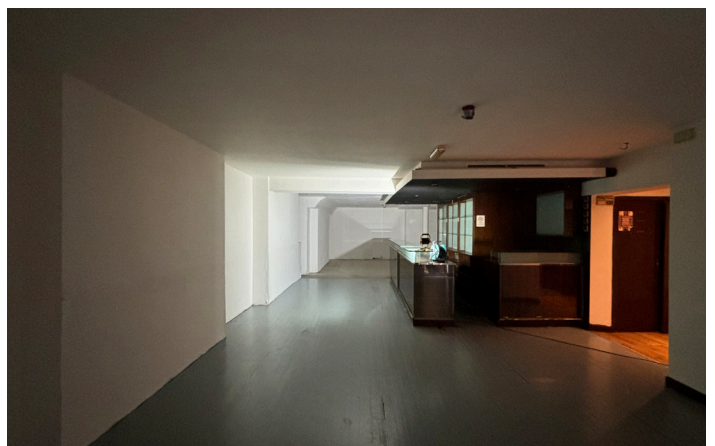
TO LET

LATE NIGHT BAR / RESTAURANT

193.77 Sq M (2,086 Sq Ft)

Key Features:

- New lease available
- 12:00 am Premises License
- Basement Bar
- Popular Hove location
- Other uses considered (STP)
- Offers in the region of £20,000 per annum





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Location

The property is situated close to the commercial centre of Hove by Palmeira Square, approximately one mile west of Brighton city centre and at the western end of Western Road, which is one of Brighton & Hove's main retailing and commercial thoroughfares. The property is well served by numerous local bus and taxi services, whilst Hove Station is approximately 15-20 minutes' walk from the premises.

Accommodation

The property comprises a five storey building located within a parade of retail shops with residential upper parts.

The available accommodation is arranged over the lower ground floor with self contained access.

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

Floor	Sq Ft	Sq M
Lower Ground	2,086	193.77

EPC

B (46)

Business Rates

Rateable Value (2026): £17,750

Occupiers will pay approximately 38% of this per annum.

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.

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 and Sui Generis applies to late night drinking establishment. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' and Sui Generis 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 with offers in the region of £20,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas

w.thomas@flude.com

01273 727070

Aaron Lees

a.lees@flude.com

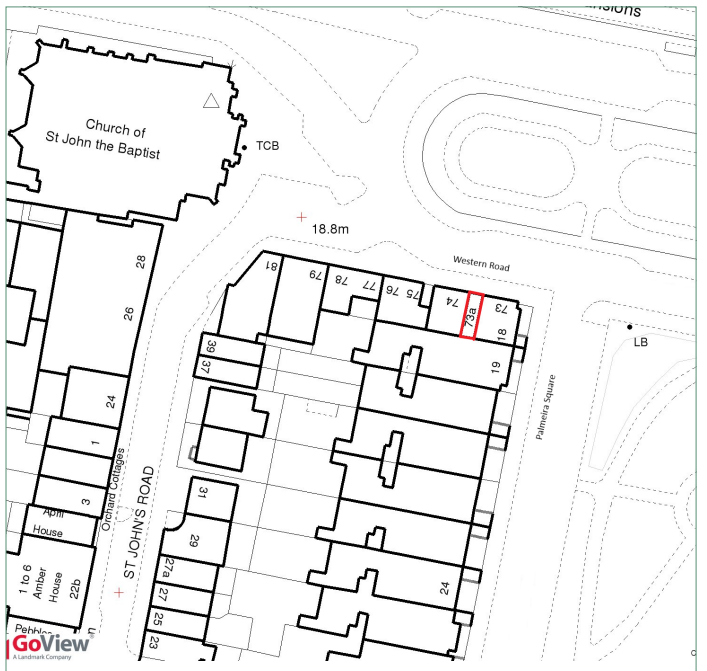
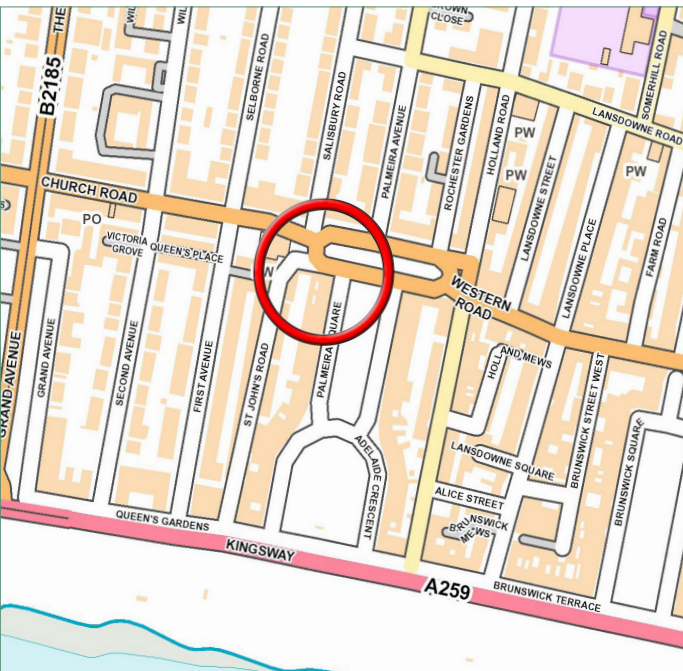
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