



**222 Hangleton Road
Hove, East Sussex BN3 7LP**

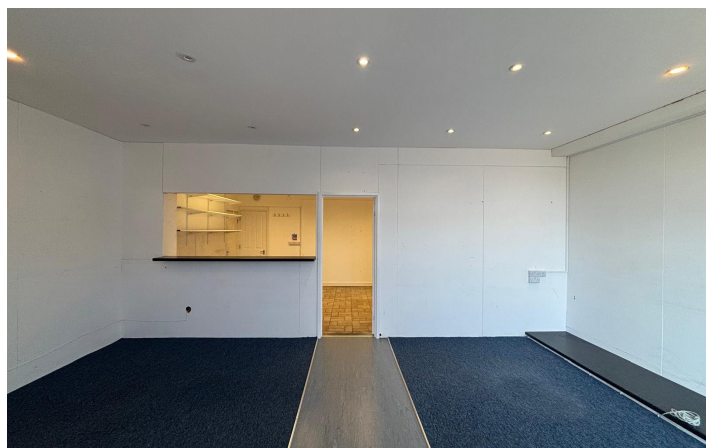
TO LET

ESTABLISHED RETAIL PARADE

52.4 - 121.6 Sq M / 546 - 1,309 Sq Ft

Key Features:

- Double fronted retail unit
- Rear office with access to garden
- Popular Hove location
- Situated in a busy pedestrian and vehicular thoroughfare
- Excellent local amenities
- Suitable for a variety of uses (STP)
- 100% rates relief - subject to status
- Available immediately
- Can be let as a whole or in part





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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 of other retailers, which includes a Tesco and Co-op convenience store, Boots pharmacy, and then mainly independent retailers such as estate agents, dry cleaners and A3 providers.

Description & Accommodation

The property comprises a double fronted corner terrace lock-up retail unit and rear office.

The available accommodation is arranged over the ground floor with a WC. The rear office has access to a rear garden.

The accommodation has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor Shop	564	52.4
Rear Office	745	69.2
Whole	1,309	121.6

EPC

We understand the property has an EPC rating of B - 41

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.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at the following rentals exclusive of rates, building insurance, service charge, heating, lighting, etc.

Ground Floor Shop:	£17,500 per annum
Rear Office:	£11,000 per annum
Whole:	£28,500 per annum

Business Rates

Rateable Values: Shop - £11,500 Office - £11,000

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive 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.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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