

**HIGHLY VISABLE CLASS E PREMISES
SUITABLE FOR VARIETY OF USES
730 sq ft
TO LET/LEASE FOR SALE**



**139 SACKVILLE ROAD
HOVE
BN3 3HD**

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LOCATION: Situated on the eastern side of Sackville Road just south of the railway bridge and opposite the junction with Coleridge Street in the heart of the Poets Corner residential area. This is a densely populated residential location and benefits from a high traffic flow.

ACCOMMODATION: The premises comprise a ground floor Class E unit as follows:

SHOP: 618 sq ft

- Suspended Ceiling
- Roller Shutter

STORE: 112 sq ft

- WC + HWF
- Kitchenette

TENURE Leasehold

RENT £12,000 per annum exclusive

PREMIUM OIRO £19,950

SUB LET Alternatively the unit can be Sub Let at a rent of £16,500 per annum

UNIFORM BUSINESS RATES	Description:	Shop and Premises
	Rateable Value:	£15,000

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Prop Ltd
Tel: 01273 233333