



Large E Class Premises With Return Frontage

186 - 188 Portland Road
Hove, BN3 5QN

Retail

TO LET

2,677 sq ft
(248.70 sq m)

- Large E Class premises
- Enclosed yard with roller shutter access
- Close to Aldrington and Portslade Station

Summary

Available Size	2,677 sq ft
Rateable Value	£24,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

A chance to occupy this large E class premises within Portland Road, one of the main commercial thoroughfares of Hove. The premises benefits from a 44ft return frontage and is configured as mostly open plan with front reception area and main trading space behind, alongside w/c facilities. To the rear is an enclosed yard with roller shutter access from both the property and Titian Road.

Accommodation

The accommodation comprises the following areas:

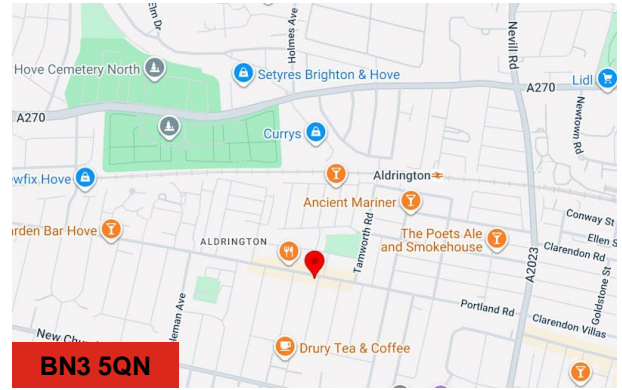
Description	sq ft	sq m
Ground Floor	1,880	174.66
Rear Enclosed Yard	797	74.04
Total	2,677	248.70

Location

Situated on the southern side of Portland Road, Hove. Aldrington and Portslade Station are close by, and local traders include Ackerman Music, The Stoneham, Quaff Wine, Danny's Restaurant, Kamsons Pharmacy and Hove Dental Clinic.

Terms

Available by way of a lease assignment with the property held on an effective full repairing and insuring lease for term of 12 years dated June 2021, expiring June 2033. The current passing rent is £20,000 per annum exclusive. There is a tenant only break dated 2 June 2029.



Viewing & Further Information



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