

CAFÉ TO LET IN PROMINENT HOVE LOCATION

753 sq ft (69.96 sqm)



Oakley

Your Sussex Property Expert



75-76 Western Rd, Hove BN3 2JQ

- Prominent Hove location
- Laid out as a former café
- New lease available
- Available immediately
- Fixtures and fittings are available

TO LET

Commercial & Residential Property throughout Sussex

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LOCATION

The property is located in a prominent position in Hove near to Palmeira Square. The access to the unit is located fronting Western Road, providing frontage on to high footfall and passing traffic. Being located on the western most part of Western Road the property is part of one of Brighton and Hove's main commercial areas. Hove station is approximately 20 minutes walk to the west and the seafront is several hundred yards to the south.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 2JQ.

DESCRIPTION

The premises is laid out over the ground floor and formerly used as a café. Accessed directly off Western Road in a prominent location the property benefits from an open plan seating area, prep area, rear seating area, store and WC. The unit is available immediately with fixtures and fittings available.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground floor</i>	<i>753</i>	<i>69.96</i>
Total accommodation	753	69.96

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£22,000 per annum exclusive.

VAT

VAT may be applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year (from April 2026) provided by the Valuation Office Agency www.voa.gov.uk is £21,750.

To satisfy a Rates Payable figure please visit the link for the correct multiplier: <https://www.gov.uk/introduction-to-business-rates>

SERVICE CHARGE

Further information on request.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C-53.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



David Marsh

01273 054 583

david.marsh@oakleyproperty.com



Silas de Burgh

01273 669 687

silas@oakleyproperty.com

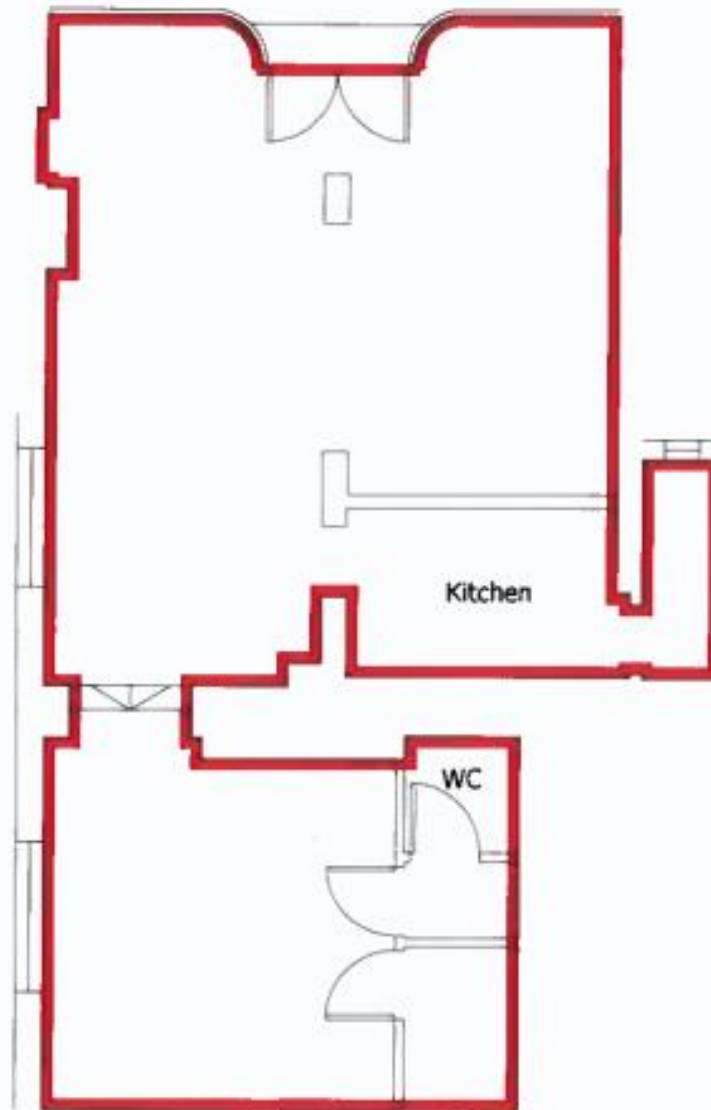
Main switchboard: 01273 688 882

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All images, maps, plans and boundaries are for reference purposes and not to scale.

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