



120 Portland Road

Hove, BN3 5DN

TO LET - Retail Unit
Rental £13,500 PAX

387.25 sq ft
(35.98 sq m)

- New Lease
- Great Starter Unit
- Busy Location

120 Portland Road, Hove, BN3 5DN

Summary

Available Size	387.25 sq ft
Rent	£1,125 per month
Rates Payable	£2,295.40 per annum Unit should be eligible for NIL rates, please confirm with council.
Rateable Value	£4,600
Service Charge	Ad-hoc basis
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
BER Rating	BER exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	387.25	35.98
Total	387.25	35.98

Location

Located on the south Side of Portland Road, Hove the property occupies a great position within a busy secondary parade just outside Brighton city centre, within walking distance to the main seafront.

Description

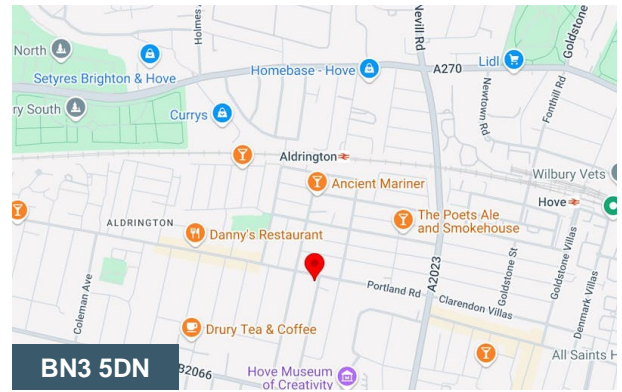
Ground floor retail unit, offering a great starter unit for a new or expanding business within a busy parade of shops, cafes and commercial spaces with high level of passing trade and footfall along with street car parking along the road.

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £13,500 PAX.

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property



Viewing & Further Information



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