



33 Montefiore Road

Hove, BN3 1RD

TO LET - Corner Retail Unit **Rental - £16,000 PAX**

427 sq ft
(39.67 sq m)

- New Lease
- Great Starter Unit
- Suit Various uses (STPC)

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Summary

Available Size	427 sq ft
Rent	£1,333.33 per month
Rates Payable	£3,642.70 per annum Unit should be eligible for NIL rates, please confirm with council.
Rateable Value	£7,300
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (76)

Description

The unit comprises of an open plan ground floor Class E space with excellent window space and lots of natural light with W.C to the rear. It would suit various uses and front forecourt area could also be used for outside seating if required.

Location

The property is located on the corner of Montefiore Road & Addison Road in Hove with good level of passing footfall from the surrounding area. There is street car parking directly outside the property with Hove Station a short walk away.

Accommodation

The accommodation comprises the following areas:

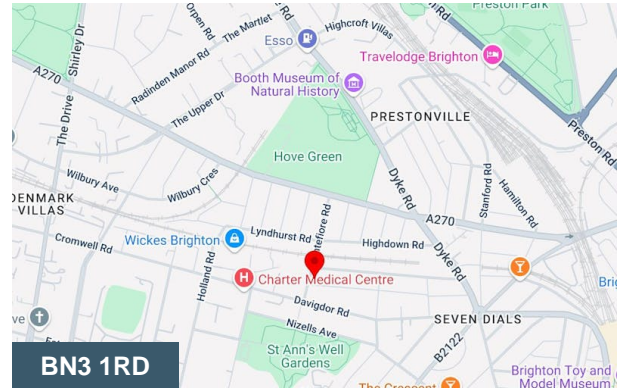
Name	sq ft	sq m
Ground	427	39.67
Total	427	39.67

Viewings

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

Terms

The property is available on a new FRI lease with terms to be agreed, minimum term required of 3 years. Asking rental £16,000 per annum exclusive.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com