



35 Waterloo Street

Hove, BN3 1AY

**TO LET - Class E Retail Unit  
Rental £15,000 PAX**

**400 sq ft**  
(37.16 sq m)

- New Lease
- Available Now
- No Premium

# 35 Waterloo Street, Hove, BN3 1AY

## Summary

Available Size	400 sq ft
Rent	£1,250 per month
Rates Payable	£3,742.50 per annum Unit should be eligible for nil rates, please speak with local council
Rateable Value	£7,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (72)

## Description

Former Sandwich bar/coffee shop open plan ground floor space with lower ground floor prep area/ storage with W.C.

Would suit various uses within the class E group (STPC) greater starter unit for a new or expanding business.

## Location

Located in Waterloo Street, just off Western Road, Hove busy area of the city with high level of footfall and passing trade.

## Accommodation

The accommodation comprises the following areas:

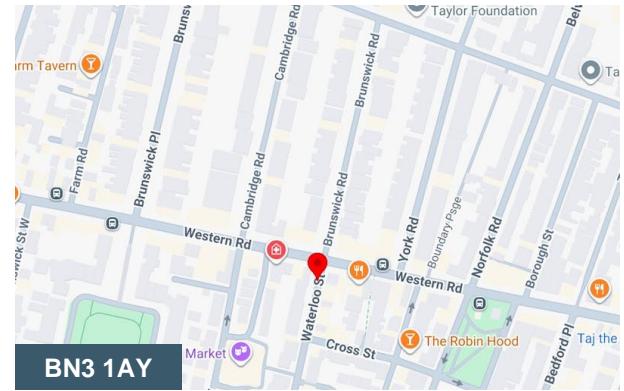
Name	sq ft	sq m
Ground	200	18.58
Basement	200	18.58
<b>Total</b>	<b>400</b>	<b>37.16</b>

## Viewings

Viewings can be arranged via Sole Agents - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £15,000 PAX.



## Viewing & Further Information



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