



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

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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:

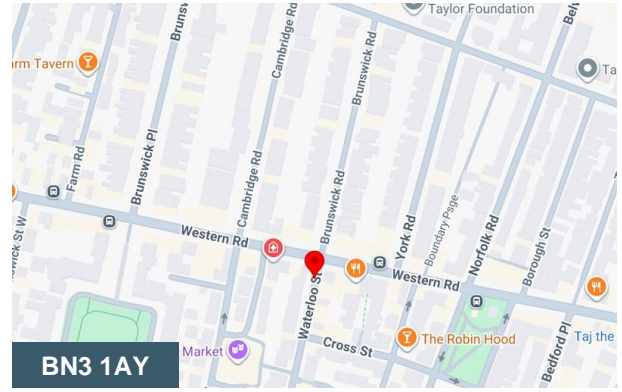
Name	sq ft	sq m
Ground	200	18.58
Basement	200	18.58
Total	400	37.16

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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