



170 Old Shoreham Road

Hove, BN3 7AP

TO LET - GF Class E Unit
Rental £16,000PAX

608 sq ft
(56.49 sq m)

- Extensive unit with rear garden space
- New Lease

170 Old Shoreham Road, Hove, BN3 7AP

Summary

Available Size	608 sq ft
Rent	£1,333.33 per month
Rates Payable	£5.74 per annum Unit should be eligible for small business rates relief.
Rateable Value	£7,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (50)

Description

The property is arranged with an open plan ground floor commercial space, previously used as a coffee shop with good sized south facing rear garden area.

Suitable for various uses (STPC) greater starter unit for a new or expanding business.

Location

Located on the South side of Old Shoreham Road, the property occupies a prominent position with high level of passing traffic and loading bay directly outside the property.

Accommodation

The accommodation comprises the following areas:

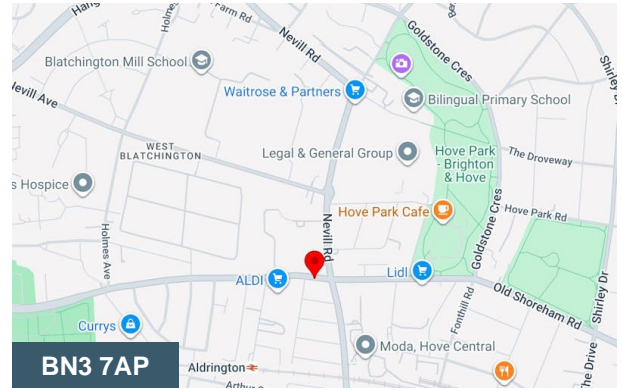
Name	sq ft	sq m
Ground	608	56.49
Total	608	56.49

Viewings

Viewings can be arranged via Landlords agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £16,000 pax.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

170 Old Shoreham Road HOVE BN3 7AP	Energy rating B	Valid until: 8 March 2036
		Certificate number: 0070-0202-9306-2107-2100

Property type **Restaurants and Cafes/Drinking Establishments/Takeaways**

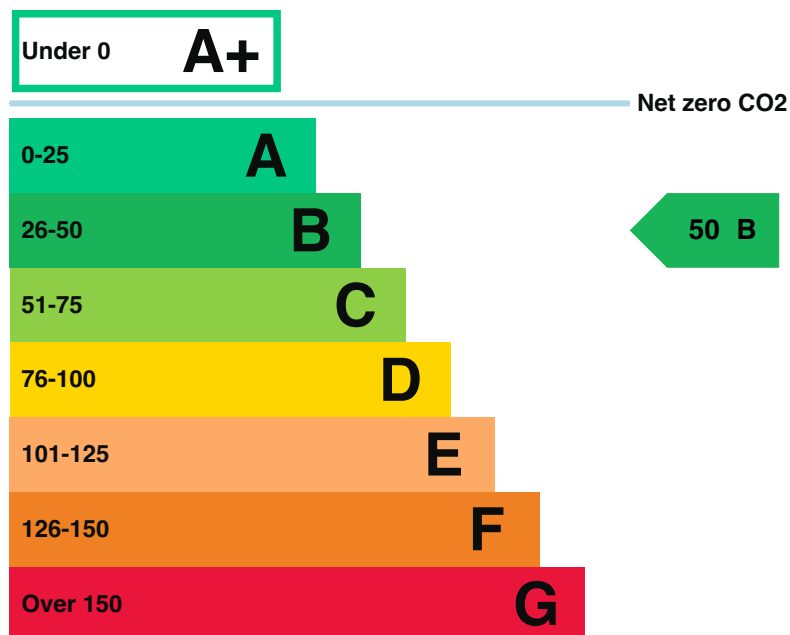
Total floor area **64 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



0 A

If typical of the existing stock



143 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	85.72
Primary energy use (kWh/m ² per year)	518

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2020-4007-9060-1207-1201\)](/energy-certificate/2020-4007-9060-1207-1201).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects Ltd
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2026
Date of certificate	9 March 2026