



98 Western Road
Hove, East Sussex BN3 1FA

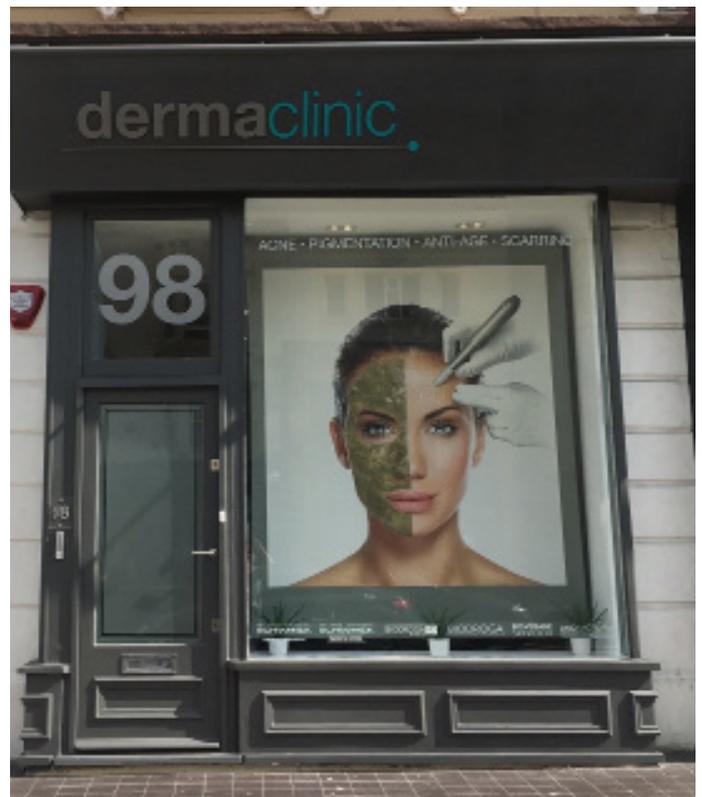
TO LET

BEAUTY SALON & HAIRDRESSER

Ground & lower ground floor size total
73.26 sq m / (787 sq ft)

Key Features:

- Newly modern & refurbished throughout
- City centre location
- Good transport links
- Receptions & 2 waiting areas
- 3 x hair stations
- 4 x fitted treatment rooms
- Courtyard to the rear
- Customer WC
- Rent £30,000 per annum





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Location

Western Road is one of the principle commercial thoroughfares in the City of Brighton & Hove and is home to numerous cafés, shops, restaurants, bars, pubs and offices.

Western Road is approximately 200 yards from Hove seafront and also provides excellent communication links to the main road networks and frequent bus services, which run east and west along Western Road every few minutes.

Hove mainline railway station is approximately 3/4 of a mile north west of the subject property with Brighton mainline railway station approximately 1 mile to the north east.

Accommodation

The premises are fitted to a high standard and were recently trading as a beauty salon with further treatment rooms on the lower ground floor. The ground floor benefits from a wash room, tiled floors, spot lighting, good ceiling height, counter display unit, fitted kitchenette and rear courtyard / decking area.

The lower ground floor benefits from male and female WCs, basement storage, three treatment rooms fitted with basins and one room also benefits from a shower. The whole premises benefits from gas central heating.

EPC

We understand the property to have an EPC rating of C(60).



Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £30,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £11,250

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

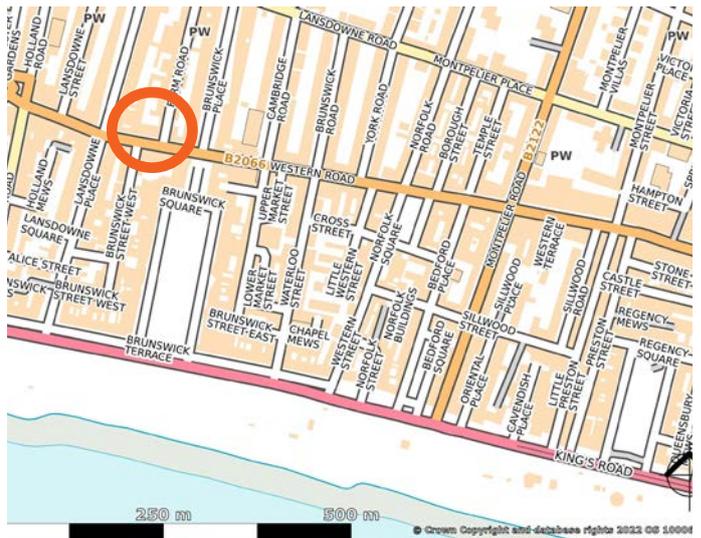
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH