



191-193 Portland Road
Hove, East Sussex BN3 5JA

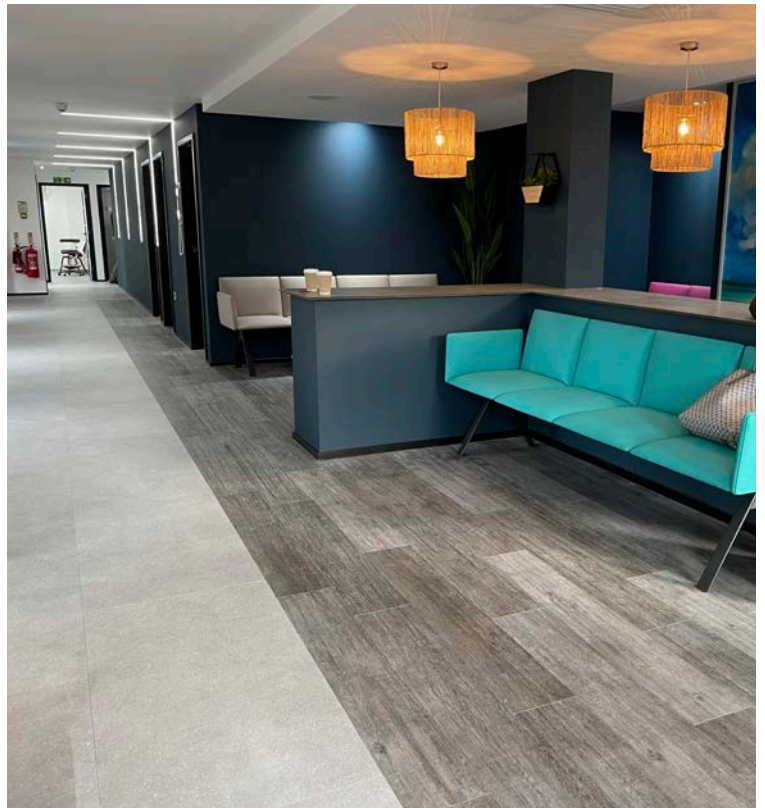
TO LET

SUPERB NEWLY CREATED, HIGH SPECIFICATION TREATMENT ROOMS TO LET ON FLEXIBLE TERMS

Various size medical rooms available

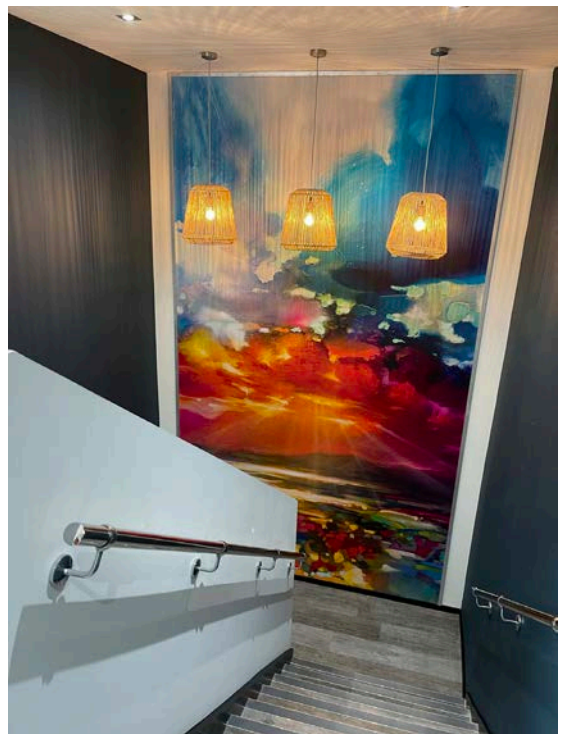
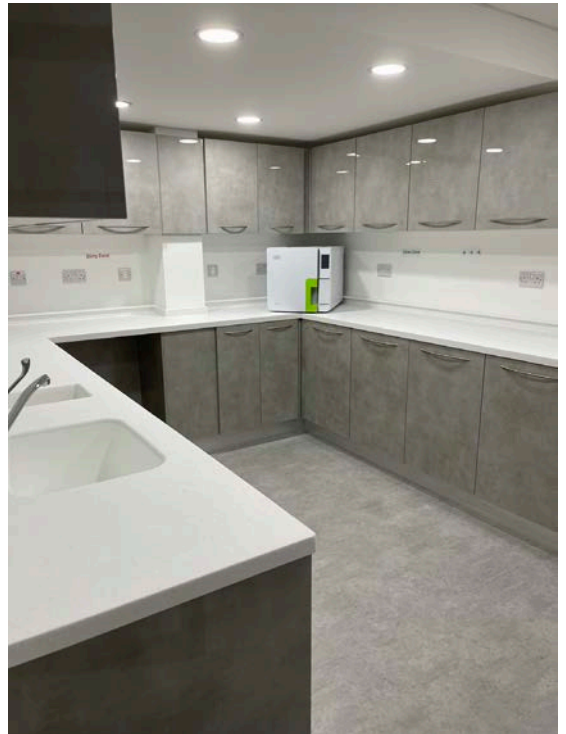
Key Features:

- Comprising a suite of newly created and fully fitted treatment rooms
- Forming part of a modern mixed use building, located in prominent corner position
- Suitable for the provision of various treatment, medical & health related services
- Benefiting from a contemporary styled entrance with shared reception and waiting area
- Available on flexible & fully inclusive terms





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Location

The property is situated in a prominent corner position on the north side of Portland Road just to the east of the junction with School Road in an established commercial area.

Portland Road is a busy thoroughfare and trading area being home to a variety of predominantly local retailers and services. The A27 Brighton by-pass is located approximately 1½ miles to the north via Olive Road, the Old Shoreham Road (A270) and Hangleton Link Road.

Description

The subject rooms are located at 1st floor level and are accessed via a self-contained entrance with stairwell and a platform lift. The 1st floor opens onto a shared reception and waiting area that leads on to the available treatment rooms.

Each of the rooms have been fitted for purpose to an exceptionally high standard throughout and provide built in storage units with a sink and water supply.

Located to the rear of the floor are shared WC facilities and a staff kitchen, break out areas.

Terms

Each of the rooms are available to let by way of flexible and inclusive licence agreement and for a term and rental to be agreed.

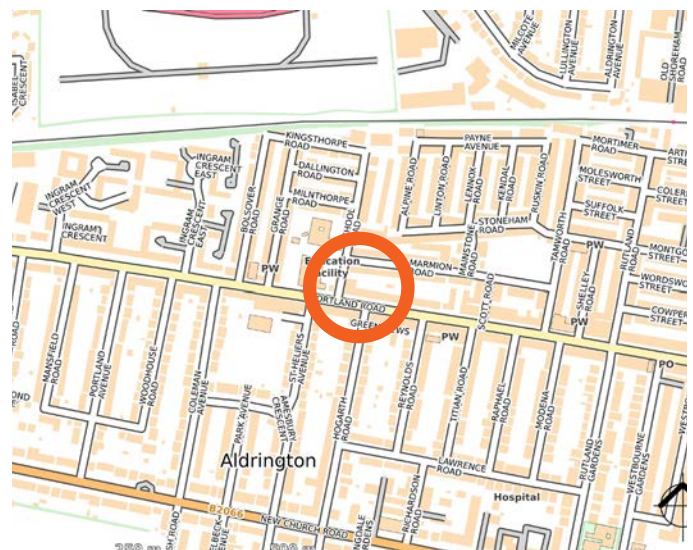
Planning

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.

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.



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:

Ed Deslandes

Nick Martin

e.deslandes@flude.com

n.martin@flude.com

01273 727070

01273 727070

www.flude.com

