



3 Westbourne Grove,  
Hove, East Sussex BN3 5PJ

**TO LET**

## CHARACTER MEWS OFFICE / STUDIO WITH MEZZANINE

Size 692 sq ft / 64.26 sq m

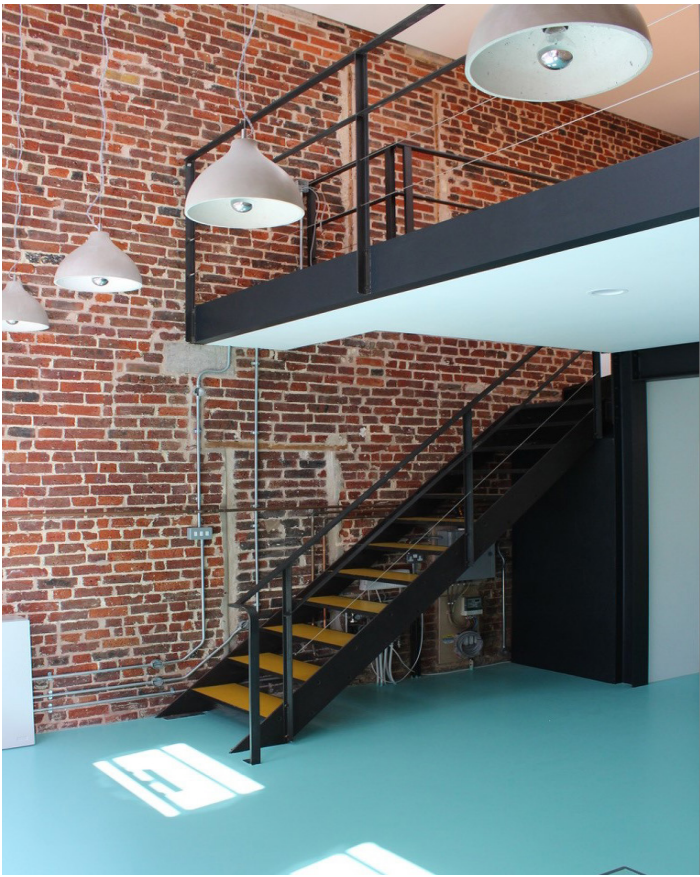
### Key Features:

- Self contained access
- Within a 10 minute walk of Hove Station
- Good natural light
- Newly refurbished to high standards
- Kitchen and shower facilities
- Excellent local amenities
- Underfloor heating
- 3-phase electricity supply
- Fibre Internet (350mbps)
- Low energy LED lighting throughout
- EPC A rating (21)
- The majority of occupiers can expect to benefit from 100% Small Business Rates Relief (subject to status)





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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## Location

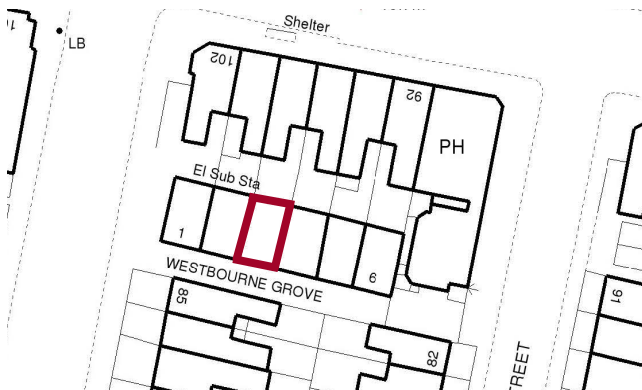
The property is situated on Westbourne Grove in West Hove, which is accessed just off Westbourne Gardens via Portland Road to the north and New Church Road to the south. The subject property backs on to a mix of residential, retail and commercial properties. There are excellent local amenities and public transport on Portland Road.

## Accommodation

The property comprises a two storey mid terraced building located in a mews position. The available accommodation is arranged over the ground floor and first floor, via a mezzanine, and benefits from exposed brickwork, a full height glass frontage, kitchenette, shower facilities and WC.

The property has the following approximate Net Internal Areas (NIA):

Floor	Sq Ft	Sq M
Ground	425 sq ft	39.46 sq m
First	267 sq ft	24.80 sq m
<b>Total</b>	<b>692 sq ft</b>	<b>64.26 sq m</b>



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.

## EPC

We understand the property to have an EPC rating of A (21)

## 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 lease for a term to be agreed at a rent of £22,500 per annum exclusive.

## Business Rates

Rateable Value 2023: £9,400

The majority of occupiers can expect to benefit from 100% Small Business Rates Relief (subject to status)

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

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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