GRAVES SON & PILCHER

To Let



Light Industrial Workshop To Let

74 Ethel Street
Hove, BN3 3LL

Industrial / Warehouse

TO LET

1,343 sq ft

(124.77 sq m)

- Located moments from Hove Station
- Open Plan Workshop
- Roller Shutter (2.99m W x 2.49m H)
- 3 Phase Electricity
- B1 Use Class

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Summary

Available Size	1,343 sq ft
Rent	£15,000 per annum
Rateable Value	£11,500
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

A rare opportunity to occupy this central Hove workshop moments from Hove Railway Station. The property is ground floor and has an open plan layout with kitchenette and W/C facilities, to the rear of the unit there are 2 pavement vaults. The flooring is made from concrete and plywood and the unit has fluorescent bulb lighting throughout.

There is a 3 phase electricity if required, there is no gas inside the unit although it is available in the building. The ceiling height at the lowest point is 2.46m.

Permitted hours of trade: 8am-6pm Monday to Friday, 8am-4pm Saturday, and closed on Sundays and Bank Holidays.

Expected availability in January 2027.

Accommodation

The accommodation comprises the following areas:

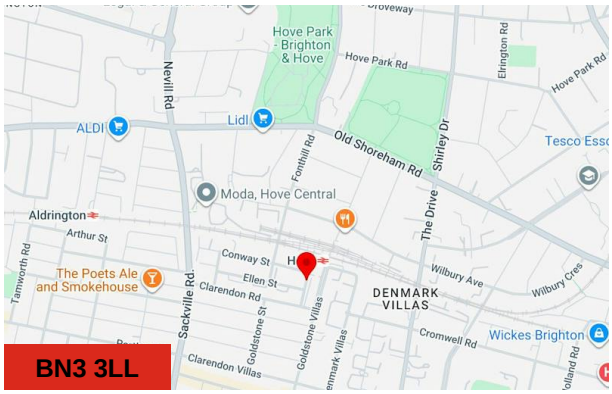
Description	sq ft	sq m
Open Plan area	1,192	110.74
Rear Storage	151	14.03
Total	**1,343**	**124.77**

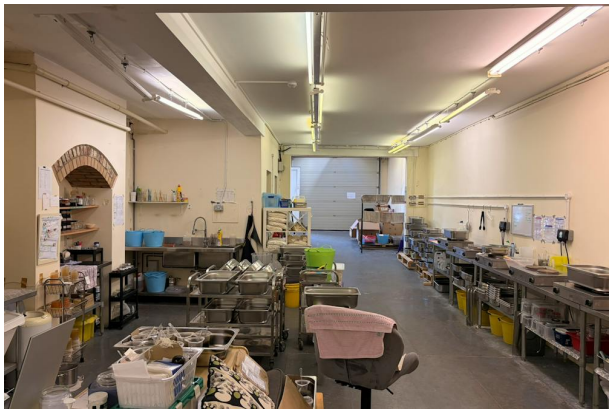
Location

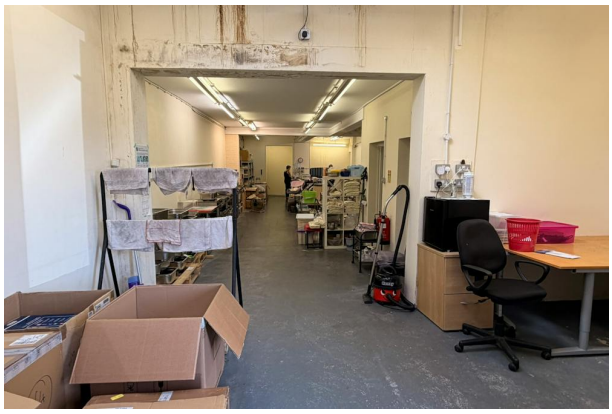
Situated in the highly central position in Hove, 400 ft from Hove Railway Station. Ethel Street is situated between Conway Street and Clarendon Road. Ethel Street is a mixed use area that sits in front of the new residential development, Hove Gardens.

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing level of £15,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees.







Viewing & Further Information



James Bryant
01273 267245
jb@gsp.uk.com



Erin Mann
01273 321 123
em@gsp.uk.com

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