

# UNIQUE E CLASS UNIT

# TO LET



**63 HALLYBURTON ROAD**  
**HOVE BN3 7GP**



**GRAVES**  
**SON &**  
**PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in Hove and close to Boundary Road and the A270. Close by operators include Currys, Tesco Superstore, Howdens and Screwfix with Portslade Station approximately a 5 minute walk to the south.

## Accommodation

A chance to occupy this unique E Class premises situated in Hallyburton Road, Hove. The property comprises of ground floor trading and is configured as open plan sales/reception area to front with workshop area to the rear. Dual frontage allows for a large forecourt which could be used for 8-10 car parking spaces.

Please note the site is restricted to the following hours of operation: Monday to Friday 08.00 - 18.00, Saturday 09.00 - 15.00, Sunday closed all day.

|                      |                       |                    |
|----------------------|-----------------------|--------------------|
| Ground Floor         | 2,000 ft <sup>2</sup> | 185 m <sup>2</sup> |
| Maximum eaves height |                       | 3.6 m              |

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £25,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £16,500

**EPC Rating** To be assessed

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate

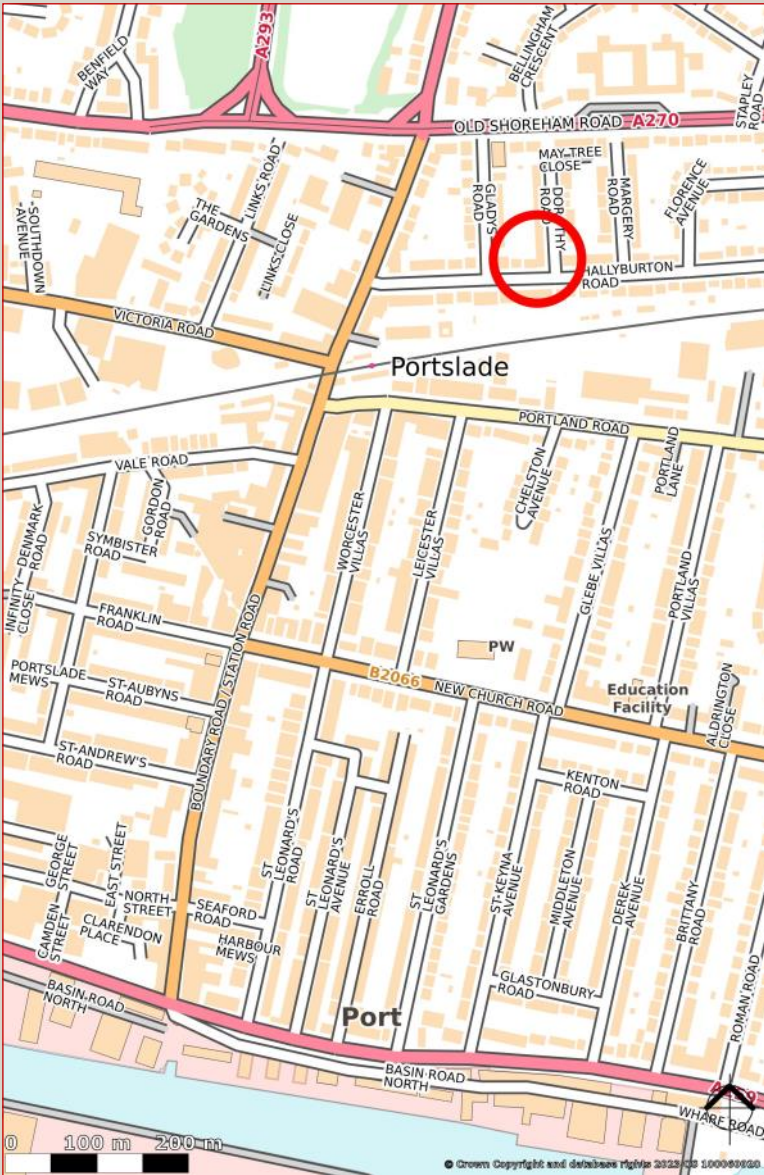


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