



OFFICE / RETAIL TO LET

## 3 VICTORIA TERRACE

Hove, BN3 2WB

HIGHLY PROMINANT SHOP AND BASMENT ON  
MAIN A259 COASTROAD-£13,500 PAX

742 SQ FT

**Eightfold**  
property

Tel:01273 672 999  
Website:www.eightfold.agency



# Summary

Available Size	742 sq ft
Rent	£13,500 per annum per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£3,592.80 per annum
Rateable Value	£7,200
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords solicitors costs if solicitors are instructed.
EPC Rating	C (73)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Sales	232	21.55
Ground - Rear sales	141	13.10
Basement - Room 1	193	17.93
Basement - Room 2	176	16.35
<b>Total</b>	<b>742</b>	<b>68.93</b>

## Description

A spacious lock up shop unit with with a raised area to the rear & a large basement that has traded as a Tattoo Studio for many years.

## Location

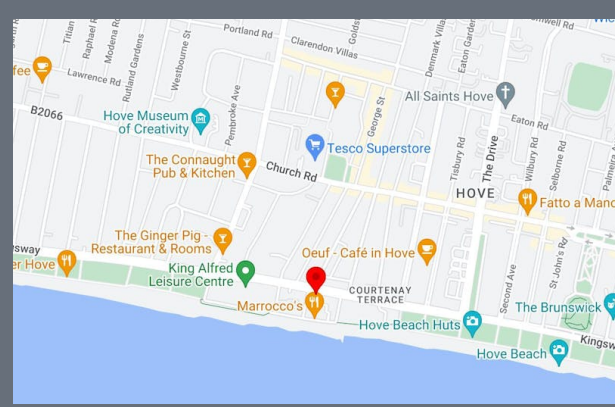
Situated on Victoria Terrace which lies on the south side of the main A259 coast road (opposite St Catherines Terrace and the Sussex public house) a few metres from hove seafront and beach and The King Alfred Leisure Centre

## Terms

Available by way of new effective full repairing & insuring lease for a minimum term of 5 years.

## Planning

The property previously traded as a tattoo shop which was previously a Sui Generis use. Since the changes to planning in 2020 it is not clear if this use still sits in the same use or falls under "E(c)(iii) Other appropriate services in a commercial, business or service locality". the landlord is looking into this matter but would suggest interested parties obtain their own advice to satisfy themselves.



## Get in touch

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## Eightfold Property

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# Energy performance certificate (EPC)

3 Victoria Terrace HOVE BN3 2WB	Energy rating <b>C</b>	Valid until: <b>16 March 2032</b>
		Certificate number: <b>6350-8770-0739-1979-5494</b>

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	84 square metres

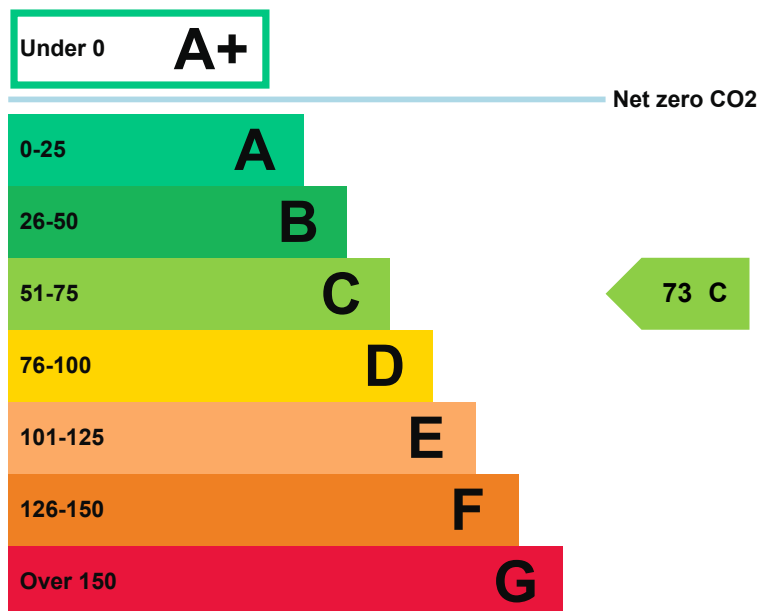
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

72 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	89.92
Primary energy use (kWh/m <sup>2</sup> per year)	532

▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2960-3012-2654-1942-6580\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr Anthony Light
Telephone	0845 021 2233
Email	<a href="mailto:anthony@brightenergyreports.co.uk">anthony@brightenergyreports.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN

<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	15 March 2022
<b>Date of certificate</b>	17 March 2022

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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