



TO LET
E CLASS RETAIL UNIT
31 GEORGE STREET HOVE, BN3 3YB



Location

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

31 George Street, is located in Hove's prime retail thoroughfare and links Church Road with Blatchington Road.

Nearby occupiers include Boots, Holland & Barrett, Card Factory, Superdrug, CeX, Pets Corner, Caffe Nero, Vodafone, Bert's Homestore, WH Smiths, Waterstones, and Costa Coffee.

Hove railway stations is located to the north and is 8 minutes away (0.4 miles) with regular services to London Victoria and Brighton Station. Hove seafront is located to the south and is 12 minutes (0.6 miles).

There are also regular bus services to Brighton, Southwick, Portslade and Shoreham-By-Sea located from Church Road and Blatchington Road.

Description

Ground floor retail unit comprising open plan sales area with rear storage and fitted kitchen.

The first floor comprises storage, W.C and small office.

Accommodation

Ground Floor	755 sq ft	70.14 sq m
First Floor	194 sq ft	18.02 sq m
Net Frontage	14' 4"	4.37 sq m
Gross Frontage	16' 3"	4.95 sq m
WC		

All areas are net internal.

Business Rates

Rateable Value: £18,250 (April 2023/24).

EPC

Certificate No: 0493-0846-3830-9600-6403

The energy efficiency rating for the property is 87 D.

A full copy of the EPC can be viewed at:
www.ndepcregister.com.

Lease

New FRI lease on terms to be agreed.

Rent

£25,000 per annum exclusive.



Legal Costs

Each party to be responsible for their own legal costs.

VAT

We are advised that VAT is chargeable on the rental outgoings

Viewing & further info

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