



TO LET
E CLASS RETAIL UNIT
23 GEORGE STREET HOVE BN3 3YA



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.

23 George Street is located on the eastern side of this high footfall retail thoroughfare which links Church Road with Blatchington Road.

Nearby occupiers include Boots Opticians, Specsavers, Waterstones, WH Smith, Truffles, Costa Coffee and Nationwide.

Hove railway stations to the north is 9 minutes away (0.4 miles) with regular services to London Victoria and Brighton Station. Hove seafront is 7 minutes (0.4 miles).

There are also regular bus services from/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 leading to rear room (with changing cubicles), W.C and outside courtyard.

The first floor comprises a one bed flat (not self-contained) with living room, galley kitchen and shower & W.C. There is a rear roof terrace.

LEASE

A new lease on terms to be agreed.

RENT

£25,000 per annum exclusive.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

Rateable Value: £14,750 (April 2025/26).

EPC

Certificate No: 6296-3561-2414-5066-0968
Rated 74 C. Valid until 13th June 2033.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

ACCOMMODATION	sqft	sq m
Ground Floor Sales	601	55.8
First Floor	529	49.1
Total Floor Area	1,130	105
All areas are net internal.		



CONTACT US

To book a viewing or receive further information, please get in touch.



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