



TO LET
E CLASS RETAIL UNIT
26 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 The Body Shop, 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 sorting room.

The first floor comprises an office, W.C and store room.

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 2023/24).

EPC

Certificate No: 0930-0934-3779-8572-8092
Rated 71 C. Valid until 31st December 2024.

A new EPC can be produced on request.

LEGAL COSTS

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

ACCOMMODATION	sqft	sq m
Ground Floor Sales	566	52.6
Store	206	19.1
First Floor	282	26.1
Total Floor Area	1,054	97.9
All areas are net internal.		



CONTACT US

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



Simon Thetford

Head of Agency Services

T: 07851 246805

E: simon@carrpriddle.co.uk



Jenny Hopkins

Agency Negotiator

T: 0756 2945110

E: jenny@carrpriddle.co.uk

 01273 208010

 www.carrpriddle.co.uk



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