

TO LET

**HOVE CENTRE RETAIL PREMISES
100.15 SQ M (1,078 SQ FT)**

8 George Street, Hove, BN3 3YA



Summary

Available Size	1,078 sq ft
Rent	£19,000 per annum exclusive
Business Rates	Rateable Value of £14,750 with a UBR of 49.9 p in £. Small business rates relief may be applicable subject to a tenant's status
EPC Rating	B (47)

Location

The property is in a prominent location in George Street, linking Church Road and Blatchington Road. Nearby occupiers include Ladbrokes, Paddy Power, Robert Dyas, Savers, Gail's Bakery, WH Smith and Waterstones.

Description

The premises comprise ground floor retail and store, with an office, further storage, a kitchen and WC at first floor.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail	523	48.59
Ground Floor Store	194	18.02
First Floor Office	123	11.43
First Floor Store	166	15.42
First Floor Kitchen	72	6.69
Total	1,078	100.15

Lease

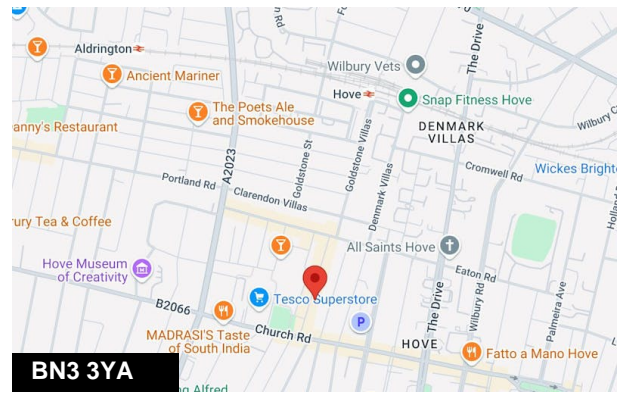
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms agreed.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



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