



CHARLECOTE



E CLASS UNIT IN POPULAR HOVE LOCATION
TO LET
36-37 GEORGE STREET HOVE BN3 3YB

- High footfall location
- No premium
- New lease available
- OIRO £37,500 per annum exclusive

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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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.

36-37 George Street (pedestrian street access only from 10.00 am to 4.00 pm) is located on the eastern side of this high footfall retail thoroughfare which links Church Road with Blatchington Road.

Hove railway station is 9 minutes (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 (formerly occupied by Cake Box) comprising open plan sales area with rear office, store room and rear kitchen, two W.C's. Amenities include new electric security shutter, intruder alarm, recessed lighting, suspended ceiling & air conditioning.

ACCOMMODATION	sqft	sq m
Ground Floor	1,539	143
All areas are net internal.		

LEASE

A new effective FRI lease on terms to be agreed.

RENT

£37,500 per annum exclusive.

NEARBY OCCUPIERS

- Gails Bakery
- Waterstones
- Specsavers
- Peacocks
- Caffè Nero
- Costa Coffee
- Nationwide
- EE
- Vodafone

VAT

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

BUSINESS RATES

Rateable Value: £33,000. UBR 43.2 p (April 2026/27).

EPC

Certificate No: 0660-0634-6549-0309-6096
Rated 92 D. Valid until 24th November 2024

A new EPC can be produced on request.

LEGAL COSTS

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

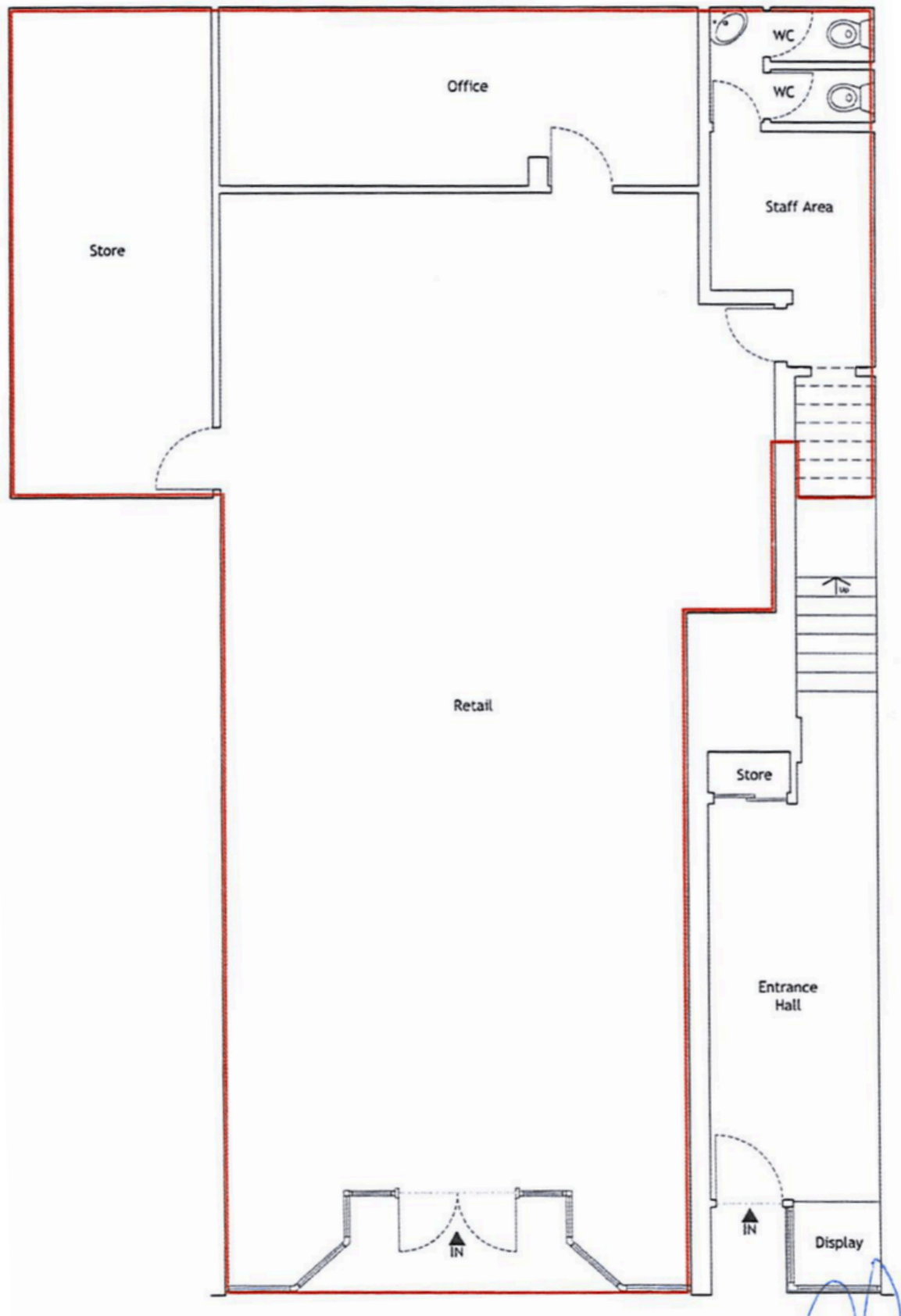
A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.

MONEY LAUNDERING REGULATIONS

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



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GROUND FLOOR PLAN



C H A R L E C O T E

CONTACT US

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



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