



HOVE
95 GEORGE STREET BN3 3YE



Robert Dyas

MEGA DEALS

ADORN Electric Kettle 1.7L £19.99	ADORN Electric Kettle 1.7L £8.49
ADORN Electric Kettle 1.7L £29.99	ADORN Electric Kettle 1.7L £7.49

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WE'VE GOT HEATERS

Robert Dyas.co.uk

WHSmith

M&Co

Prime Shop – To Let
Opposite **COSTA** and **WHSmith**

LOCATION

Hove is situated on the East Sussex coast approximately two miles west of Brighton and eleven miles east of Worthing within the Brighton and Hove conurbation and has a population of 290,395.

The property is situated on the west side of the pedestrianised George Street, immediately adjoining **Robert Dyas** and **M&Co**, opposite **Costa** and **WHSmith**. Other nearby occupiers include **Savers**, **Gail's**, **Waterstones**, **The Body Shop**, **Clintons** and **Santander**.

A pedestrian walkway a few yards to the south of the property provides access to a **Tesco** superstore with 260 space carpark to the rear.

ACCOMMODATION

The property is arranged over ground and first floors, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	9.60 m	31 ft 6 ins
Internal Width	9.34 m	30 ft 8 ins
Shop Depth	8.00 m	26 ft 3 ins
Ground Floor Sales Area	70.88 sq m	763 sq ft
Ground Floor Storage	3.80 sq m	41 sq ft
First Floor Storage	70.51 sq m	759 sq ft
Total	145.19 sq m	1,563 sq ft

TERMS

The property is available by way of a new sublease at **£33,500 pa**, expiring 9 November 2025 and outside the security of tenure provisions of the Landlord and Tenant Act.

RATES

Current Rateable Value	£29,500
Rate in the £ (2021/22)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal and professional costs incurred in the transaction.

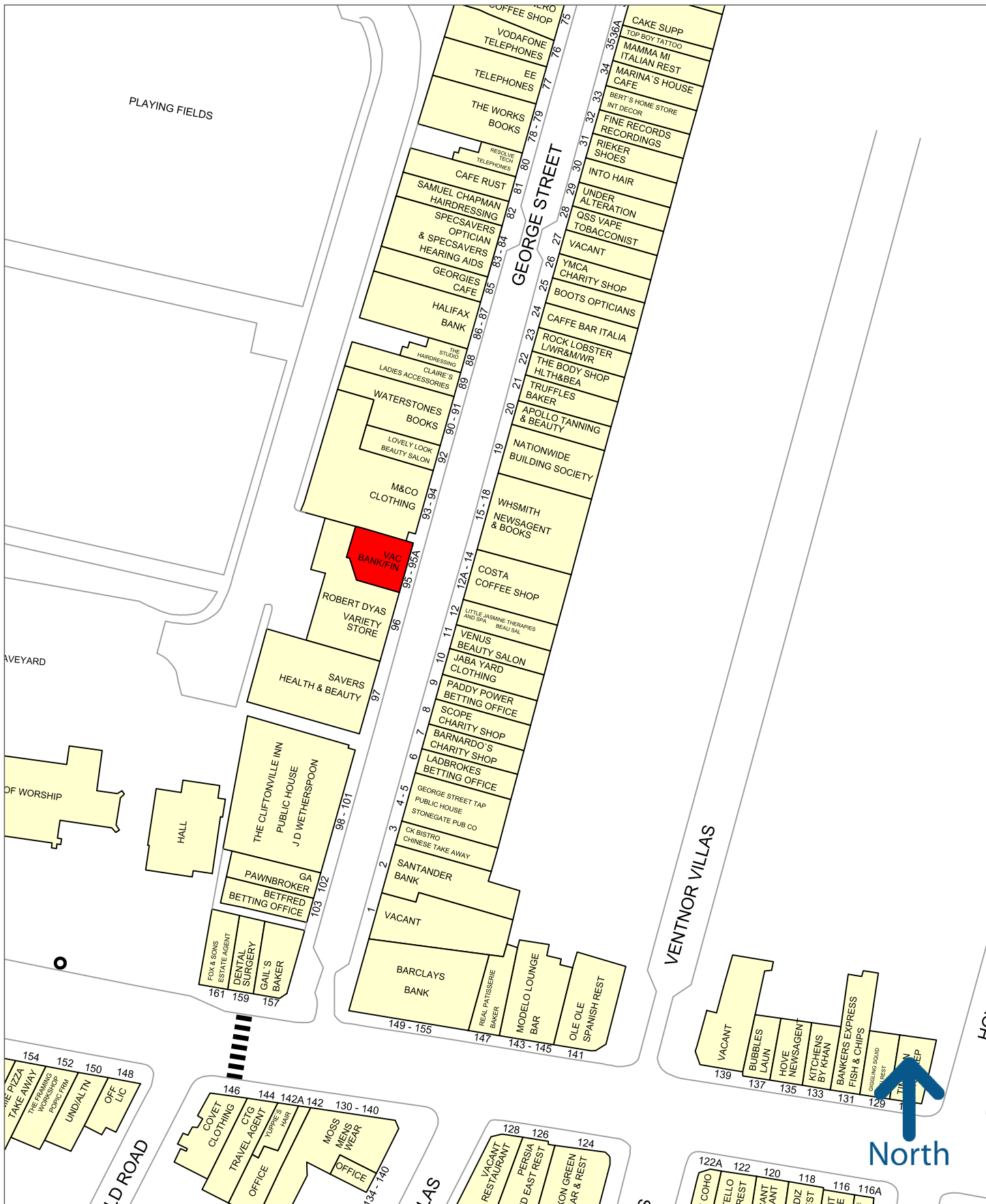
CONTACT

For further information, plans or to arrange an inspection of the property please contact sole agents:-

Andy Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Charlie Evans
01892 707570
07484 510906
cevans@cradick.co.uk

Subject to Contract and VAT (if applicable)



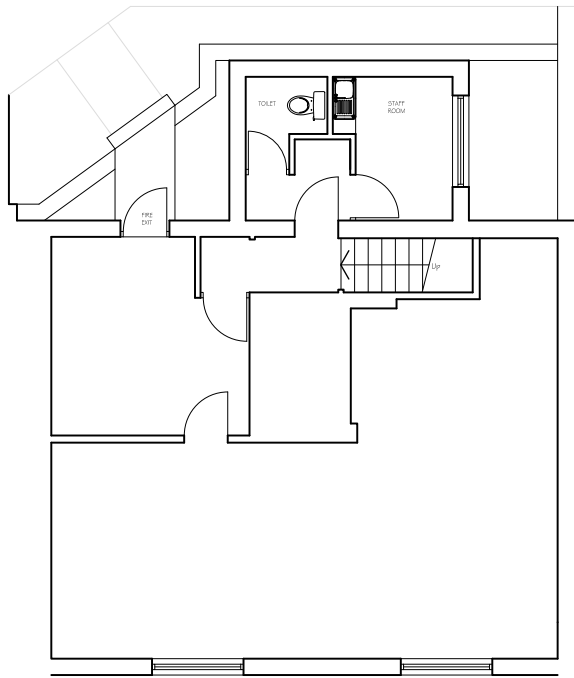
50 metres

Experian Goad Plan Created: 16/02/2022
Created By: Cradick Retail

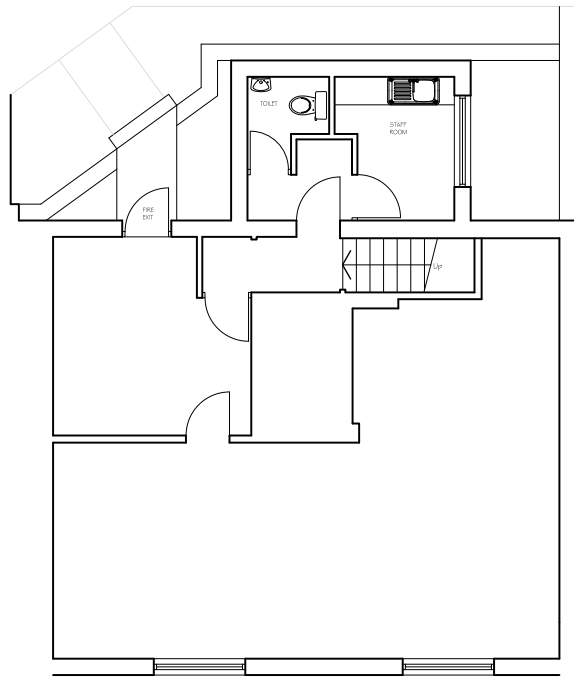


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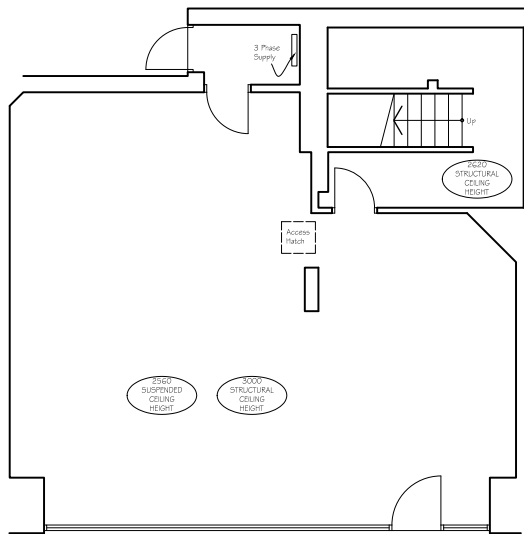
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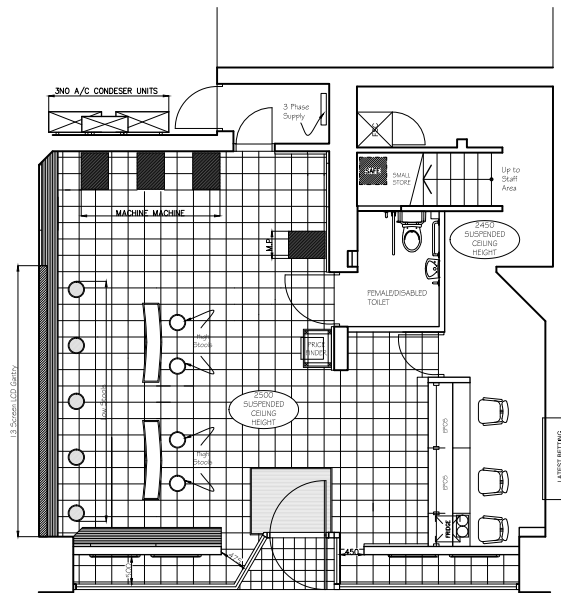
Existing First Floor Plan



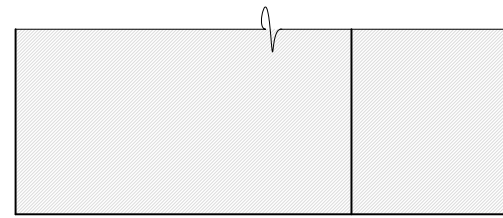
Proposed First Floor Plan



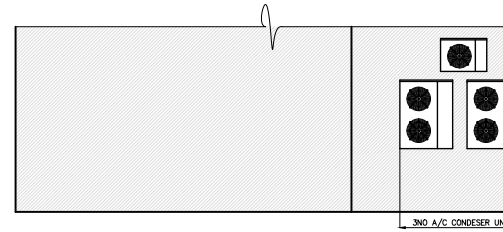
Existing Ground Floor Plan



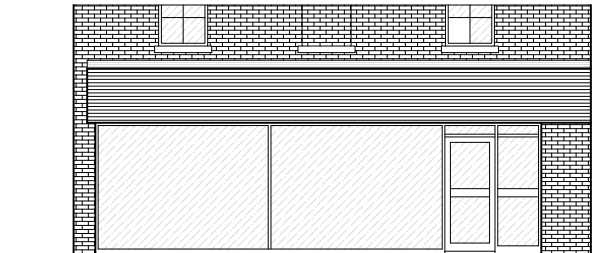
Proposed Ground Floor Plan



Existing Rear Elevation



Proposed Rear Elevation



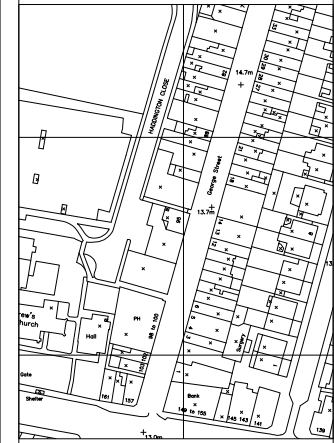
Existing Shopfront Elevation

NEW BLUE INTERNALLY ILLUMINATED FASCIA SIGN
 NEW BLUE INTERNALLY ILLUMINATED PROJECTING BOX SIGN
 PLASTER TO BE PAINTED TO MATCH EXISTING
 NEW BLUE POWDERCOATED ALUMINIUM SHOPFRONT AND SILVER ENTRANCE DOOR
 CORPORATE WINDOW DISPLAY BOARDS AT 200mm SPACINGS
 10.0mm LAMINATED SAFETY GLASS TO SHOPFRONT AND 6.0mm LAMINATED SAFETY GLASS TO ENTRANCE DOOR
 STALL RISER TO BE TILED BLUE



Proposed Shopfront Elevation

ASBESTOS:
 Following a visual inspection on 18/11/2004 material believed to contain asbestos was identified to the Arise Ceiling.
 Prior to the proposed works commencing, specialist sampling an analysis will be required and, where confirmed, will need to be removed by specialist contractors.
 The employer will arrange for a specialist to test and analyse the materials identified above and if appropriate, will arrange for its removal.
 A hidden presence of asbestos is still possible. Prior to commencement of work, a destructive survey will be carried out in all concealed areas.
 At the time of the pre meeting, the successful contractor will be required to carry out a destructive survey or works of the opening up to areas identified above. Instructions will be provided by the project manager immediately thereafter in relation to any specialist testing that may be required.



SITE LOCATION PLAN (1:1250) N

Revisions.	Date.	Approved.
A. MACHINES REPOSITIONED, GANTRY SEATING STYLE CHANGED, COUNTER AND JINSEK TOILET RELOCATED, PRICEFINDER RELOCATED AND AREAS REVISED TO SUIT.	12/01/2005 JK	
B. REAR ELEVATIONS SHOWN.	24/05/2005 CON	

GROSS UNIT AREA	871 sqft
GROSS CUSTOMER AREA	461 sqft
NET CUSTOMER AREA	363 sqft
NEWSPAPER DISPLAY AREA	34 L.ft
DO NOT SCALE OFF THIS DRAWING	



Site:	95 GEORGE STREET HOVE SUSSEX
Description:	EXISTING & PROPOSED PLAN
Date:	22/12/2004
Scale:	1:50
Drawn:	LOUIS KOUMBOURIS
Checked:	
Drawing Number:	FINAL/LS/NL/325/03B
PROJECT MANAGER - GRAHAM RADLEY	