

MAKING
PROPERTY
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SHW

Studio

0127 373 3485

70A

PEONY



Holland & Barrett HOB

SINCE 1870

BACK
YOUR
BODY

TO LET

RETAIL – 1,162 SQ FT (107.95 SQ M)

69 George Street, Hove, East Sussex, BN3 3YD

DESCRIPTION

The premises comprises a well presented, open plan ground floor sales area with W/C and kitchenette to the rear and first floor ancillary accommodation above.

LOCATION

The property is situated in a prime position on the Western side of George Street in Hove. A busy commercial thoroughfare linking Blatchington Road with Church Road. The premises is a short walk from the Tescos Superstore and Norton Road Car Park; with a variety of both national and local occupiers nearby including Holland and Barret, Superdrug, Boots, Gails Bakery, The Body Shop, Waterstones, Timpsons and Clarks.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Sales	818	75.99
First Floor Area	344	31.96
TOTAL	1,162	107.95

RENT

Offers in excess of £25,000.

AMENITIES / OPPORTUNITY

- Close proximity to Tesco Superstore (310 parking spaces)
- Hove station is within walking distance
- Close to Hove seafront
- Nearby occupiers include Holland and Barrett, Superdrug, Boots, Gail's Bakery, The Body Shop, Waterstones, Timpsons and Clarks

TENURE

A new full repairing and insuring lease is available subject to rent reviews at the appropriate intervals.

RATES

The current Rateable Value of the property is £19,250.

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

51-75

C

67 C



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