



**53 George Street**

Hove, BN3 3YB

**TO LET**  
**High Street Retail Unit**  
**Rental £20,000 PA**

**762.88 sq ft**  
(70.87 sq m)

- Busy High Street Position
- Great Starter Unit
- Available Now

## Summary

Available Size	762.88 sq ft
Rent	£1,666.66 per month
Rates Payable	£7,609.75 per annum
Rateable Value	£15,250
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (42)

## Description

A newly created ground floor retail/office space with new shopfront, full re-fitted internally following separation works. The property will come fitted to white box format, ready for a new tenant to commence their fit-out, there will be a W.C and kitchenette space within the property also.

## Location

The property is located on the east side of George Street towards the Blatchington Road end of the street, there is a high level of passing trade and footfall daily, with a great mix of retail users and cafes including Costa Coffee, Café Nero, Boots and Super Drug.

If you are looking for an affordable property in the centre of Hove then George Street offers a great opportunity for any new or expanding business. Hove station is a short walk away and there is street car parking in Blatchington Road and nearby Church Road.

## Accommodation

The accommodation comprises the following areas:

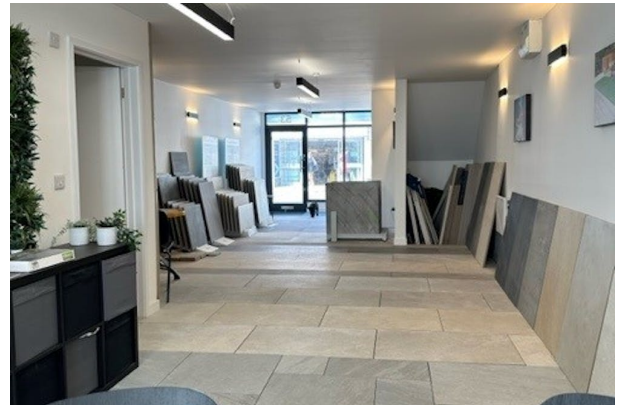
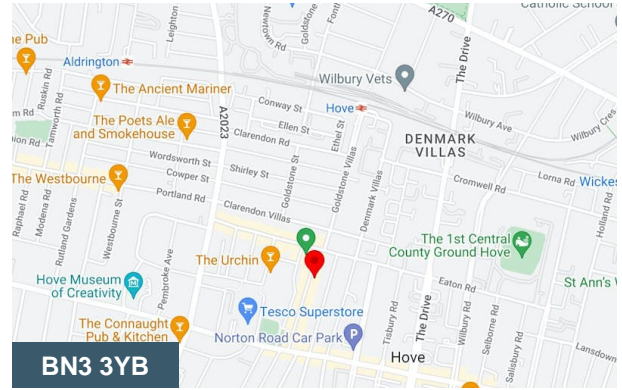
Name	sq ft	sq m
Ground - Retail Area	762.88	70.87
<b>Total</b>	<b>762.88</b>	<b>70.87</b>

## Viewings

To arrange a viewing of the property please contact Sole Agent - Newlands Property Tel: 01273-779777

## Terms

Available on a new FRI lease with terms to be agreed, rental £20,000 per annum



## Viewing & Further Information



**Richard Lowrey**

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