



NEWLANDS

PROPERTY

54 George Street
Hove, BN3 3YB

TO LET - Retail Unit
Rental £20,000 PAX

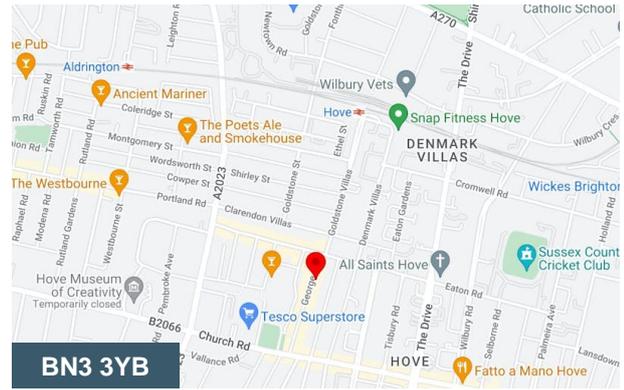
750 sq ft
(69.68 sq m)

- New Lease
- Busy Footfall Location
- Open Plan Space

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Summary

Available Size	750 sq ft
Rent	£1,666.66 per annum
Rates Payable	£9,231.50 per annum Unit may be eligible for small business rates relief, please confirm with council.
Rateable Value	£18,500
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 (43)



Viewing & Further Information



Richard Lowrey

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Description

The property comprises of a ground floor open plan retail space, with kitchenette & W.C, great window display area in a high footfall location. The unit would suit various businesses under the Class E use.

****Hot Food use, requiring extraction would not be permitted****

Location

The unit is located on East side of George Street, Hove at the north end of the street with high level of footfall and passing trade, the unit offers an excellent retail pitch for a new or expanding business. Hove Station is a short walk from the property with Church Road & Blatchington road at either end of the street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	750	69.68
Total	750	69.68

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, minimum term certain of 3 years required. Asking rental £20,000 per annum exclusive.