



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

54 George Street, Hove, BN3 3YB

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)

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:

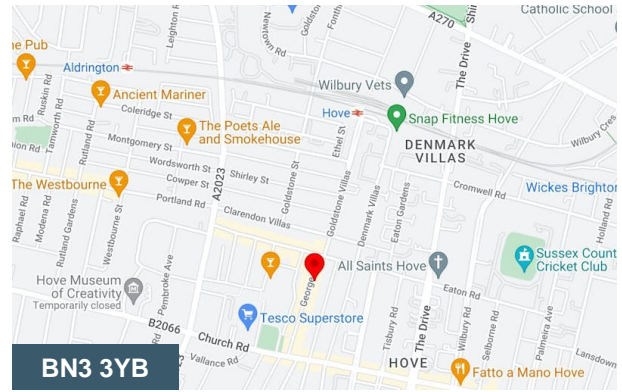
Name	sq ft	sq m
Ground	750	69.68
Total	750	69.68

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.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

Unit 1 53-54 George Street Hove BN3 3YB	Energy rating B	Valid until: 6 July 2031 <hr/> Certificate number: 1237-7922-8997-9202-7558
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	69 square metres

Rules on letting this property

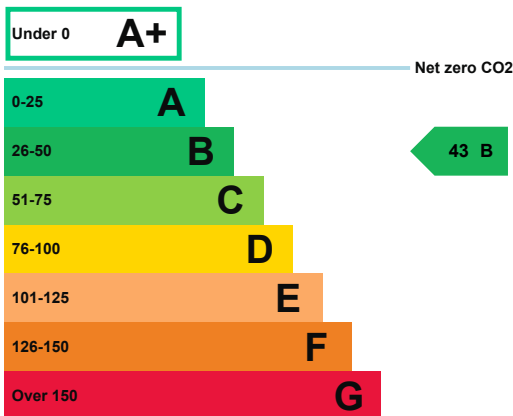
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

65 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	64.24
Primary energy use (kWh/m ² per year)	380

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4640-2546-4438-0226-1381\)](/energy-certificate/4640-2546-4438-0226-1381).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gregory Broadbent
Telephone	07812125787
Email	gbroadbent@epc-assessor.com

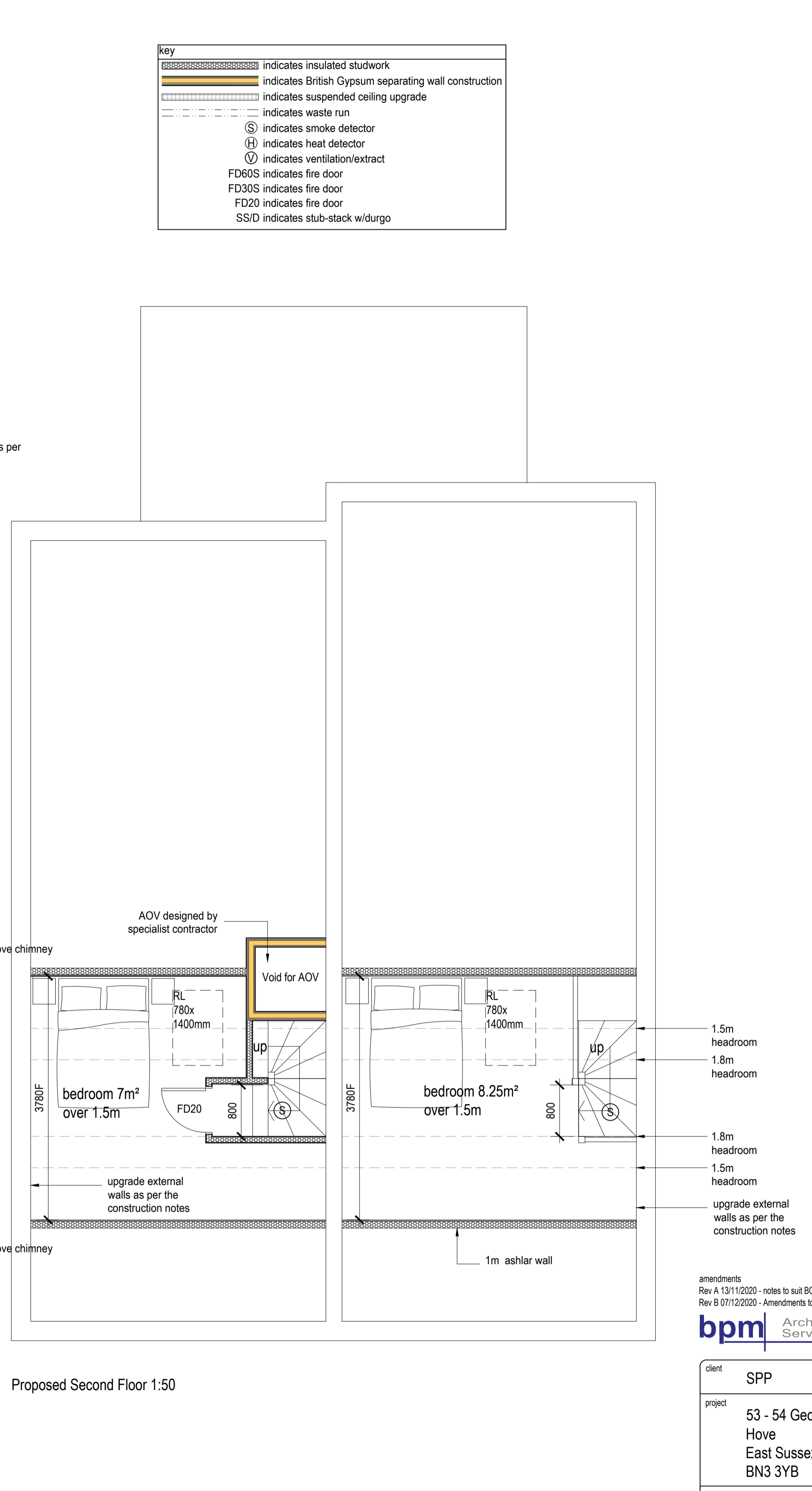
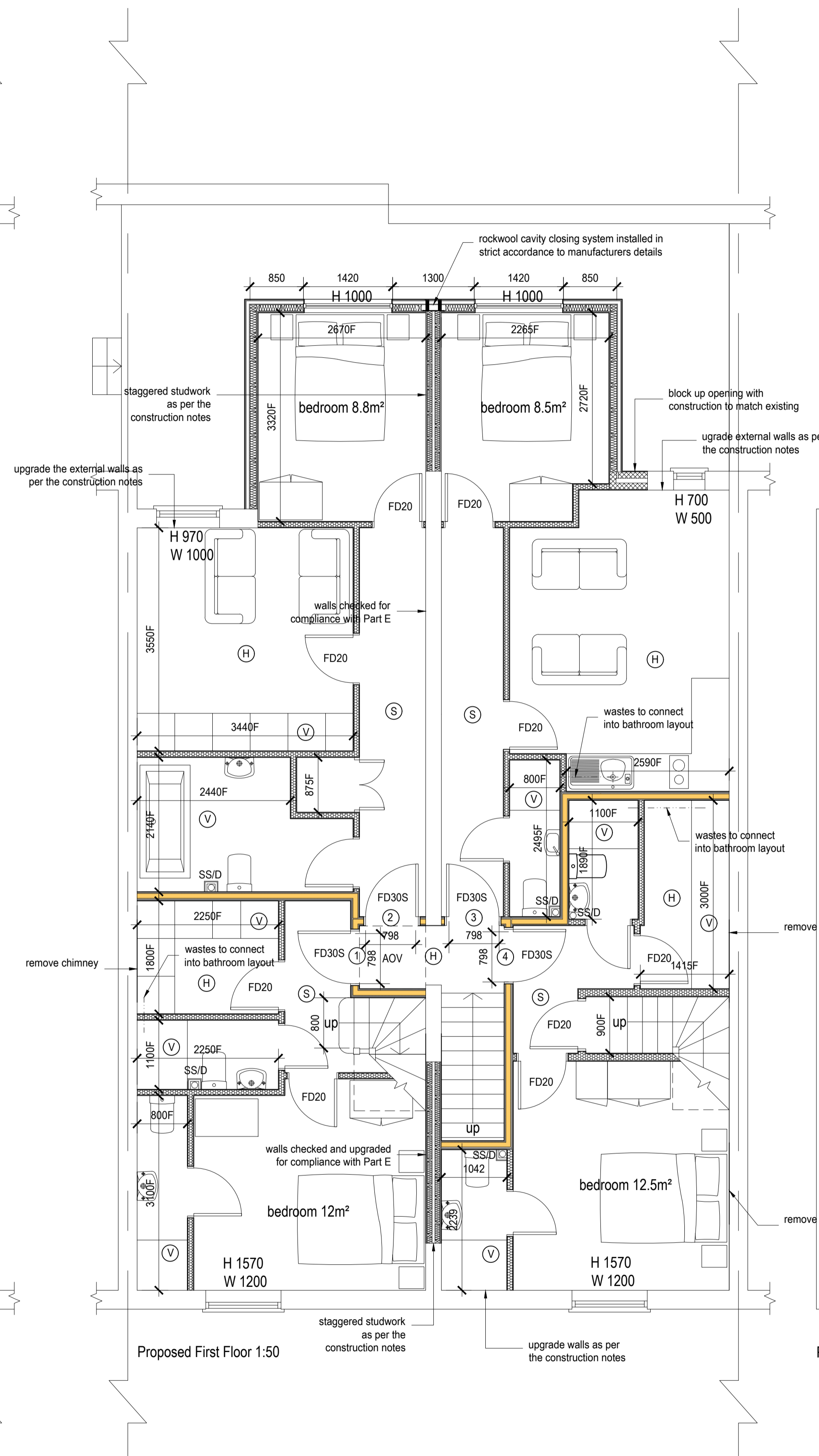
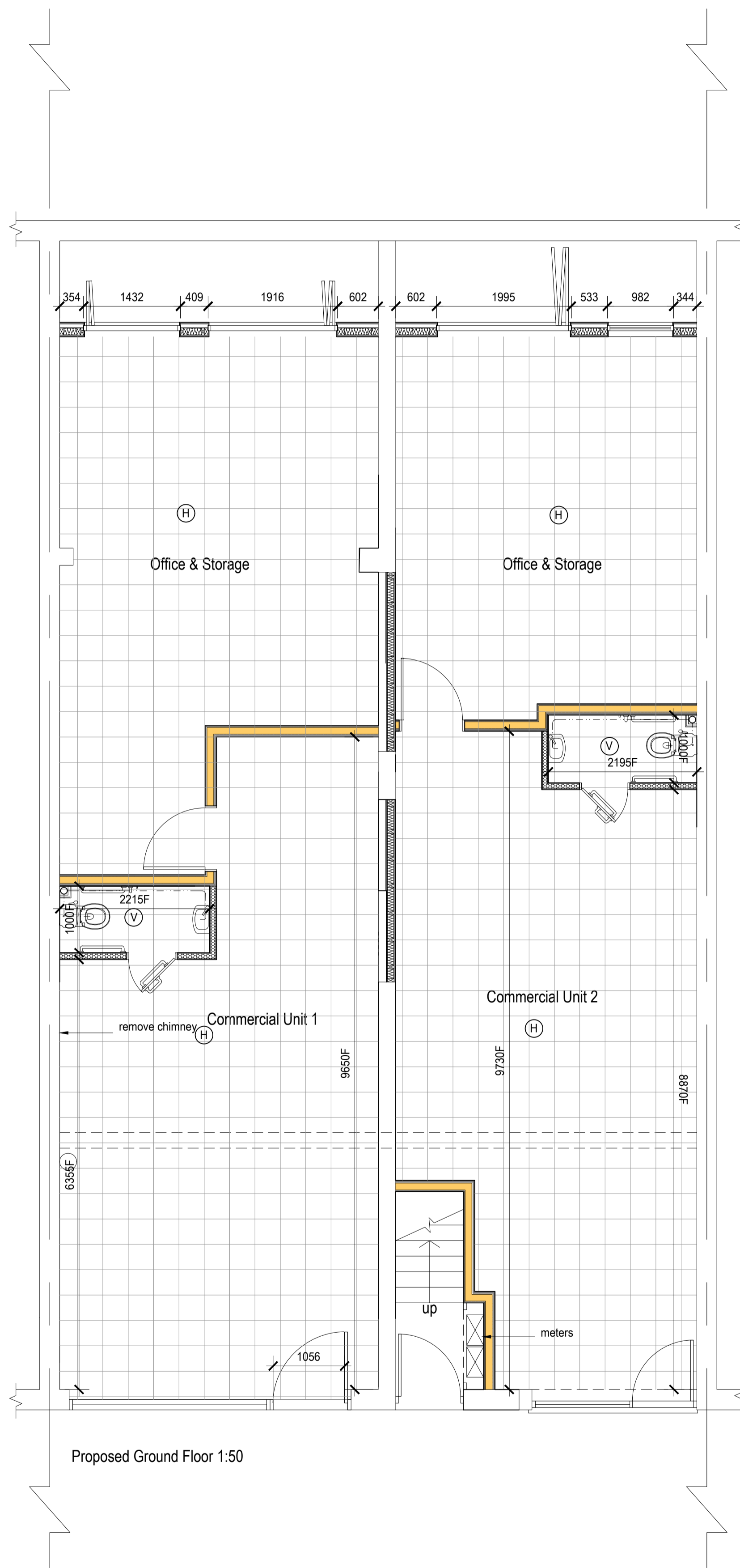
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022286
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Godfrey Estate Services
Employer address	3 Snake Lane, Duffield, DE56 4FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 July 2021
Date of certificate	7 July 2021



key	
	indicates insulated studwork
	indicates British Gypsum separating wall construction
	indicates suspended ceiling upgrade
	indicates waste run
	indicates smoke detector
	indicates heat detector
	indicates ventilation/extract
	FD60S indicates fire door
	FD30S indicates fire door
	FD20 indicates fire door
	SS/D indicates stub-stack w/durgo

amendments
 Rev A 13/11/2020 - notes to suit BCO comments
 Rev B 07/12/2020 - Amendments to entrance



client	SPP
project	53 - 54 George Street Hove East Sussex BN3 3YB
project ref.	2364 Drawing No. BR.01B
drawing title	Proposed Floor Plans
drawn by	C Mitchell
date	Aug 20 scale 1:50@ A1
	www.bpmnet.co.uk info@bpmnet.co.uk



Do not scale off drawing. Check all goods materials workmanship to all dimensions on site before all work commences. Confirm with current building regs BSS and COP's