



**42 George Street**

Hove, BN3 3YB

**TO LET - Retail Building**  
**Rental £24,000 PAX**

**926.65 sq ft**  
(86.09 sq m)

- New Lease
- Available End of July
- High Footfall Street

## Summary

Available Size	926.65 sq ft
Rent	£2,000 per sq ft
Rates Payable	£9,605.75 per annum
Rateable Value	£19,250
Service Charge	N/A
VAT	Not applicable. We are advised that VAT is NOT applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (108)

## Description

Class E retail space, ground floor open plan retail space with rear storage and access along with additional first floor storage space, kitchenette and W.C. The property would suit various businesses (STPC) great starter unit for a new or expanding business looking to have a prominent location within Hove.

## Location

The property is located on the West side of George Street, Hove a popular shopping location with high level of footfall and passing trade. Nearby occupiers include a host of nationals, including Cafe Nero, Boots, Costa, Gails, along with mixture of independent traders.

## Accommodation

The accommodation comprises the following areas:

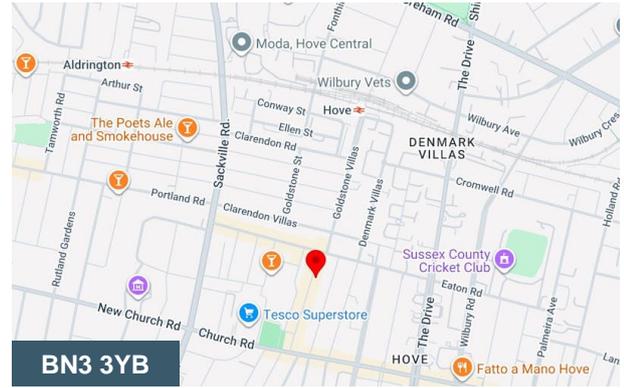
Name	sq ft	sq m
Ground	766.65	71.22
1st	160	14.86
<b>Total</b>	<b>926.65</b>	<b>86.08</b>

## 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, asking rental £24,000 PAX.



## Viewing & Further Information



**Richard Lowrey**

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richard@newlandsproperty.com

# Energy performance certificate (EPC)

42 George Street HOVE BN3 3YB	Energy rating	Valid until: <b>30 April 2028</b>
	<b>E</b>	Certificate number: <b>9520-3014-0286-0800-4205</b>

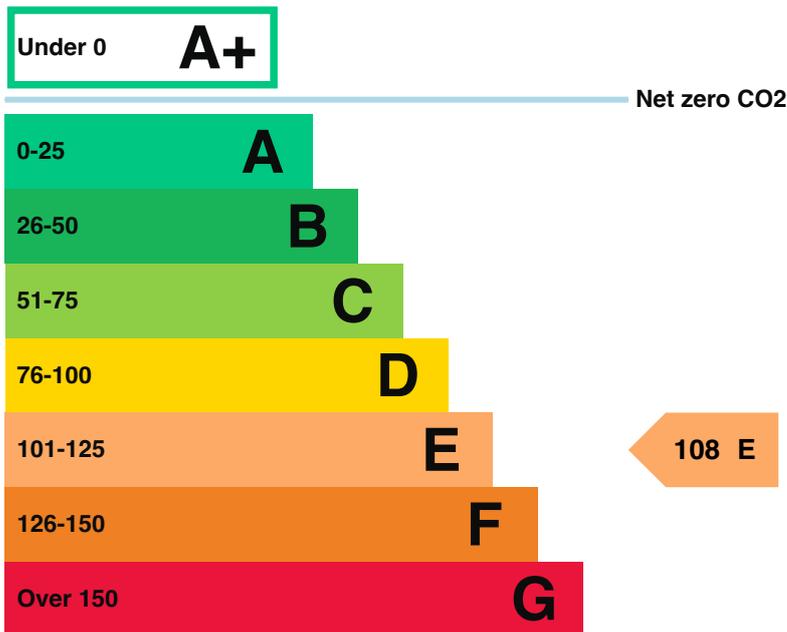
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	109 square metres

## 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 E.



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

29 B

If typical of the existing stock

86 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	112.99
Primary energy use (kWh/m <sup>2</sup> per year)	668

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0450-0848-2269-0104-2006\)](/energy-certificate/0450-0848-2269-0104-2006).

## 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	Kieran Patini
Telephone	02476233144
Email	<a href="mailto:kieran.patini@wensleylawz.com">kieran.patini@wensleylawz.com</a>

### 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/021413
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 April 2018
Date of certificate	1 May 2018