



29 George Street

Hove, BN3 3YA

TO LET - Class E Retail Unit
Rental £19,000PAX

860 sq ft
(79.90 sq m)

- New Lease
- Available Now
- High Passing Trade

29 George Street, Hove, BN3 3YA

Summary

Available Size	860 sq ft
Rent	£1,583.33 per month
Rates Payable	£8,857.25 per annum
Rateable Value	£17,750
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (41)

Description

The property is arranged as an open plan Class E retail space most recently trading as a coffee shop, the unit would suit various uses within the Class E sector.

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:

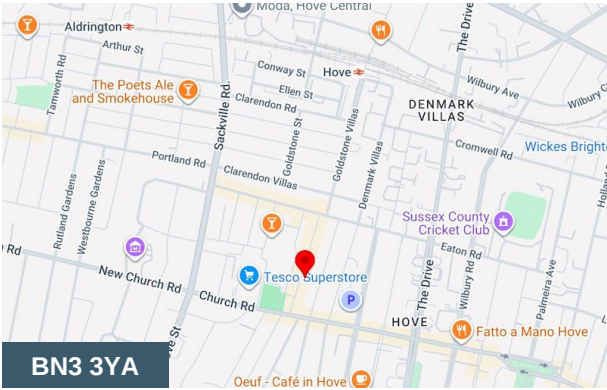
Name	sq ft	sq m
Ground	860	79.90
Total	860	79.90

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 of £19,000pax.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

29 George Street
HOVE
BN3 3YA

Energy rating

B

Valid until:

8 November 2031

Certificate number:

0057-0202-3309-2307-2400

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

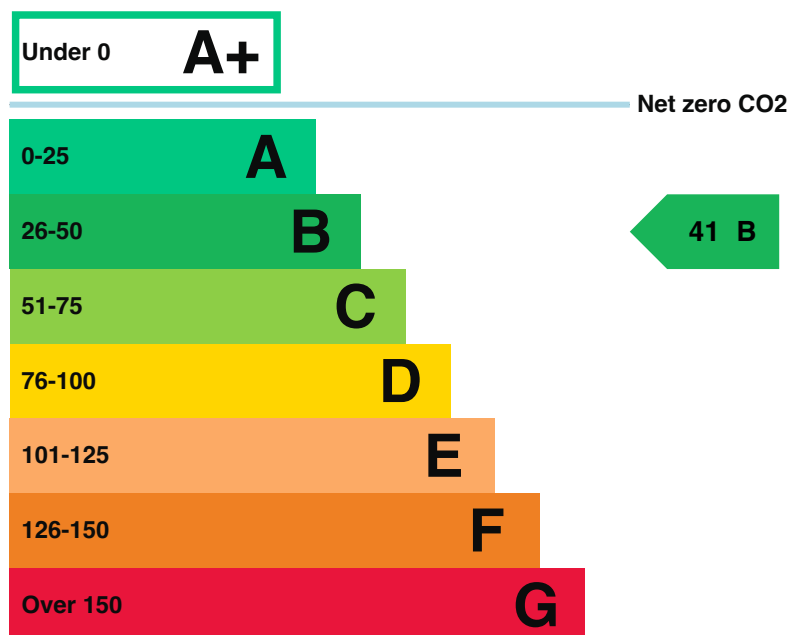
80 square metres

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	25 A
If typical of the existing stock	72 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 (kgCO2/m2 per year)	60.88
Primary energy use (kWh/m2 per year)	360

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2020-4705-3090-4207-3201\)](#).

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	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 May 2021
Date of certificate	9 November 2021