



CARR & PRIDDLE

01273 208010

# PRIME LARGE RETAIL UNIT TO LET NEW LEASE – NO PREMIUM 90 – 91 George Street, Hove, BN3 3YE

## LOCATION:

The subject property is located in a central position on the western side of George Street, Hove's prime shopping thoroughfare. Nearby occupiers include Robert Dyas, WH Smith, Costa, Barclays Bank, Weatherspoons and Gails Bakery.

## DESCRIPTION:

Double fronted retail unit with ancillary storage at first floor and rear access.

## ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross frontage	31'10"	9.77 m
Net frontage	28'3"	8.61 m
Shop depth	57'9"	17.60 m
Max width	27'11"	8.50 m
Ground Floor	1,583 sq ft	147 sq m
First Floor	1,001 sq ft	92 sq m
2 x WC's		

## LEASE:

Available by way of a new full repairing and insuring Lease for a term to be agreed with provision for 5 yearly rent reviews.

## RENT:

£47,000 per annum exclusive of rates, VAT and all other outgoings.



## RATES:

**Rateable Value:** £44,500 UBR 49.1p (April 2019/2020).  
Small Business Multiplier

## ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 0260-0832-6229-3493-6002

The energy efficiency rating for this property is C74

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

## LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

## VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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