

SUPERB LOCKUP SHOP TO LET

36-37 George Street, Hove BN3 3YB

LOCATION:

The property is located in an excellent location within the pedestrian area of Hove on George Street, one of the well-established principal shopping areas of Hove. Other retailers within the area include, Slug & Lettuce, Costa Coffee, WH Smith, Boots & Robert Dyas with many other established names close by.

DESCRIPTION:

The property is an A1 ground floor self-contained lock-up shop with an open plan retail space together with a rear office, store room, kitchenette and ladies and gents W.C's. Fit out of the property includes security shutters to windows, fire and intruder alarms, as well as cat 2 lighting, suspended ceiling & air-conditioning

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	20.97 ft	6.39 m
Shop Depth	44.95 ft	13.70 m
Total Internal Area	1,539 sq ft	142.97 sq m

LEASEHOLD:

Available on a new FRI Lease, terms to be agreed.

RENT:

£40,000 per annum exclusive of rates, VAT and all other outgoings.



RATES:

Rateable Value: £33,750 UBR 49.9p (April 2020/2021).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0660-0634-6549-0309-6096

The energy efficiency rating for this property is D 92

A full copy of the EPC can be viewed at:

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**.

