



CARR & PRIDDLE

01273 208010

**PRIME A1/A2 SHOP TO LET  
(D1 USE SUITABLE STP)  
31 George Street, Hove BN3 3YB**

**LOCATION:**

George Street, Hove is considered to be Hove's prime retail thoroughfare and runs north from Church Road up to Blatchington Road with occupiers including WH Smith, Boots The Chemist, Specsavers, Café Nero, Gails Bakery, Robert Dyas and Vodafone. Hove Railway Station with services to London Victoria is located to the north whilst Hove seafront is to the south with regular bus services to and from Brighton City Centre from both Church Road and Blatchington Road.

**DESCRIPTION:**

Retail unit arranged over ground and first floors. Ground floor fitted as reception area, treatment rooms and kitchen. The first floor comprises staff room, W.C and kitchen.

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	14' 4"	4.37 m
Gross Frontage	16' 3"	4.95 m
Ground Floor	755 sq ft	70.14 sq m
First Floor	194 sq ft	18.02 sq m
WC		

**LEASE:**

Available by way of a new full repairing and insuring lease for a term to be agreed.

**RENT:**

£22,750 per annum exclusive of rates, VAT and all other outgoings.



**RATES:**

**Rateable Value:** £20,000 UBR 49.9p (April 2020/2021).

**ENERGY PERFORMANCE CERTIFICATE:**

Certificate Reference Number: **0493-0846-3830-9600-6403**

The energy efficiency rating for this property is D 87

A full copy of the EPC can be viewed at:

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

**LEGAL COSTS:**

The incoming tenant to be responsible for the reasonable legal costs of the landlord.

**VIEWING:**

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

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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