



**LEASE FOR SALE
E CLASS RETAIL UNIT
23 GEORGE STREET HOVE BN3 3YA**



LOCATION

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

23 George Street is located on the eastern side of this high footfall retail thoroughfare which links Church Road with Blatchington Road.

Nearby occupiers include The Body Shop, Boots Opticians, Specsavers, Waterstones, WH Smith, Truffles, Costa Coffee and Nationwide.

Hove railway stations to the north is 9 minutes away (0.4 miles) with regular services to London Victoria and Brighton Station. Hove seafront is 7 minutes (0.4 miles).

There are also regular bus services from/to Brighton, Southwick, Portslade and Shoreham-By-Sea located from Church Road and Blatchington Road.

DESCRIPTION

Ground floor retail unit comprising open plan sales area leading to rear room (with changing cubicles), W.C and outside courtyard.

The first floor comprises a one bed flat (not self-contained) with living room, galley kitchen and shower & W.C. There is a rear roof terrace.

ACCOMMODATION

Ground Floor 601 sq ft 55.8 sq m

First Floor 529 sq ft 49.1 sq m

All areas are net internal.

LEASE

An assignment of the existing lease dated 13th January 2016 for a term of 12 years, lease expiry 24th December 2027, next review 25th December 2025.

RENT

£19,000 per annum exclusive.

PREMIUM

Offers in the region of £25,000 for the leasehold interest.

BUSINESS RATES

Rateable Value: £14,750 (April 2023/24).

EPC

The EPC can be produced on request.



LEGAL COSTS

Both parties legal costs are to be the responsibility of the ingoing tenant.

VAT

We are advised that VAT is not chargeable on the rental outgoings.



VIEWING & FURTHER INFO

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