



RUPERT BURSTOW
Property Consultancy & Acquisitions

NO PREMIUM

**HIGHLY PROMINENT RETAIL SHOP +
OFFICES/STORES OVER
CENTRAL HOVE LOCATION
TO LET**



**10 GEORGE STREET
HOVE
BN3 3YA**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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10 GEORGE STREET, HOVE, BN3 3YA

LOCATION Situated in a highly prominent position at the lower end of George Street Hove, being surrounded by numerous multiple and individual retailers, being situated close to the junction of the thriving commercial thoroughfare of Church Road, Hove. This is a highly sought after retail area.

ACCOMMODATION The premises comprise a spacious Shop premises with first floor offices/ stores all fitted to a high standard throughout as follows:

GROUND FLOOR:

Gross frontage	16' 6"
Internal width	15' 4"
Internal depth	40' 8"
Total:	600 sq ft (55.7 sq ft)

Fully fitted to include:

- Air conditioning
- Tiled Flooring
- Wooden Shop front
 - Spotlighting
- Window Spot

YARD: Enclosed rear Yard

FIRST FLOOR:

Front: 11' 3" x 15' 7"	175 sq ft (16 sq m)
Middle: 11' 2" x 10' 6"	117 sq ft (10 Sq m)
Total:	292 sq ft (27 sq m)

- Laminate / carpets fitted throughout

KITCHEN: Fitted kitchen

WC: WC with hand wash facilities

TENURE Leasehold

LEASE Assignment of a 20 year lease from November 2009

RENT £21,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £19,250
- **Rates Payable:** £8,642.73 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.



VAT	VAT may be chargeable on the terms quoted
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111

Rupert Burstow
27/10/2011

PLAYING FIELDS

GRAVEYARD

PLACE OF WORSHIP

HALL

THE CLIFTONVILLE INN
PUBLIC HOUSE

G A MONEY SHOP
PAWNBROKER

SANTANDER
BANK

FOX & SONS
ESTATE AGENT

DENTAL
SURGERY

DOFEE REPUBLIC
COFFEE SHOP

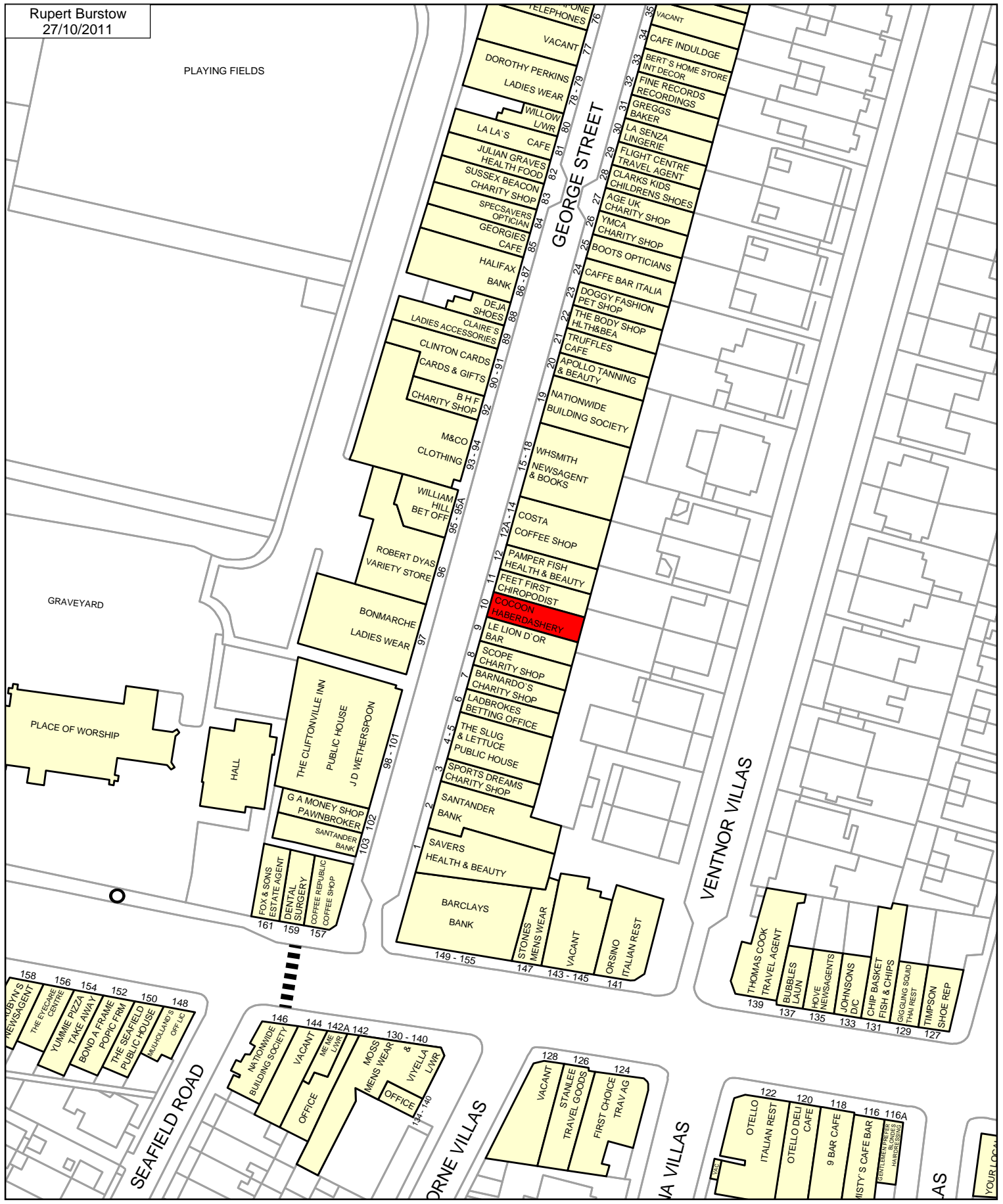
SEAFIELD ROAD

ORNE VILLAS

JA VILLAS

VENTNOR VILLAS

GEORGE STREET



THOMAS COOK
TRAVEL AGENT

BUBBLES
LAUN

HOVE
NEWSAGENTS

JOHNSONS
D/C

CHIP BASKET
FISH & CHIPS

GIGGLING SQUID
THAI REST

TIMPSON
SHOE REP

158 NEWSAGENT

156 THE ECARE CENTRE

154 YUMMIE PIZZA

152 TAKE AWAY

150 BOND A FRAME

148 THE SEAFIELD PUBLIC HOUSE

MULLHOLLAND'S OFF LAC

146 NATIONWIDE BUILDING SOCIETY

144 VACANT

142A VACANT

142 VACANT

140 MOSS MENS WEAR

138 VYELLA L/W/R

136 OFFICE

134-140 OFFICE

128 VACANT

126 STANLEE TRAVEL GOODS

124 FIRST CHOICE TRAV AG

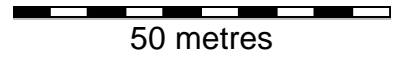
122 OTELLO ITALIAN REST

120 OTELLO DELI CAFE

118 9 BAR CAFE

116 MISTY'S CAFE BAR

116A GENTLEMEN PREFER HANDMADE SHOES



50 metres

goad Network
For more information on our products and services:
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goad.sales@uk.experian.com

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