



RUPERT BURSTOW
Property Consultancy & Acquisitions

REDUCED RENT!
PRIME RETAIL UNIT
CENTRAL HOVE LOCATION
TO LET



11 GEORGE STREET
HOVE
BN3 3YA

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11 GEORGE STREET, HOVE BN3 3YA

LOCATION Situated in a central position on the west side of George Street, Hove's premier commercial thoroughfare. George Street runs between Blatchington Road and Church Road and has a wide variety of individual and multiple retailers to include; Boots, Curry's, Costa Coffee and Ladbrokes to name but a few.

ACCOMMODATION The premises comprise a mid terrace retail unit with accommodation on ground and first floors with a rear garden area as follows:

GROUND FLOOR

| | |
|--------------------------|-------------------------------|
| Internal width: | 15'4" |
| Internal depth: | 38'10" |
| Total retail area | 445 sq ft (41.34 sq m) |

- Air conditioning units
- Fully carpeted
- Suspended ceiling
- Stainless steel sink with cupboard
- Access to rear yard

FIRST FLOOR

| | | |
|---------------|--------------|-----------|
| ROOM 1 | 9'9" x 11'3" | 110 sq ft |
|---------------|--------------|-----------|

| | | |
|---------------|---------------|-----------|
| ROOM 2 | 15'7" x 11'3" | 175 sq ft |
|---------------|---------------|-----------|

- No Carpet
- Strip lighting
- W/C on landing

TENURE Leasehold

LEASE A new lease is available terms to be agreed

RENT Offers in the region of £19,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 17,000
- **Rates Payable:** £7,038.00 (April 10/11)

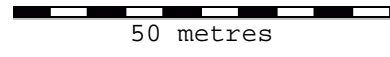
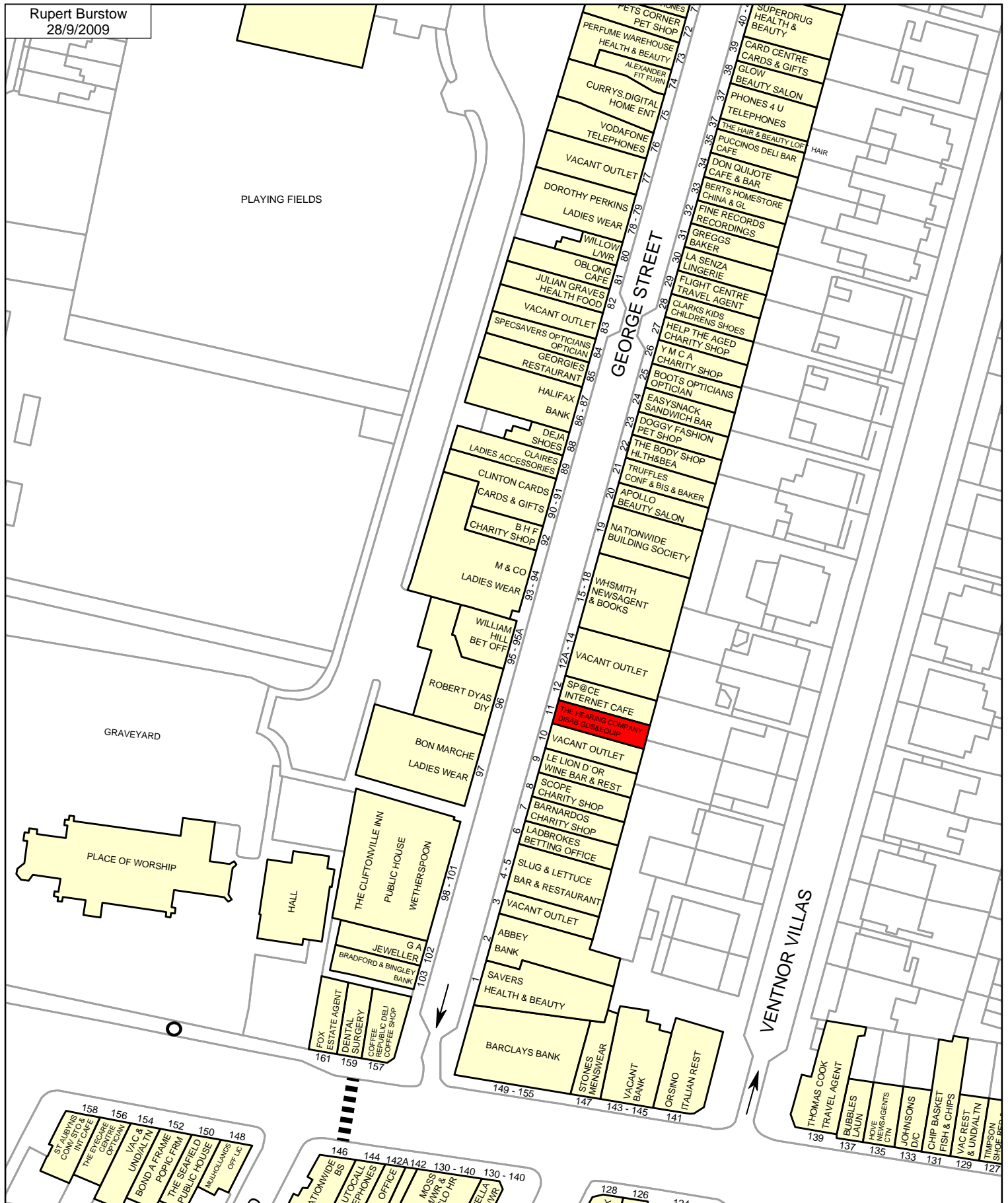
For further information speak to Brighton and Hove Council on 01273 291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party to bear their own legal fees

VIEWING Strictly via a prior appointment through agent:
Rupert Burstow Ltd
Tel: 01273 731111

Rupert Burstow
28/9/2009



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