



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**PRIME SHOP WITH FIRST FLOOR  
OFFICES/STORES  
SALES 381 SQ FT (35 SQ M)  
SURROUNDED BY NUMEROUS  
MULTIPLE RETAILERS  
TO LET**



**57a GEORGE STREET  
HOVE  
BN3 3YB**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

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## 57a GEORGE STREET, HOVE, BN3 3YB

**LOCATION** Situated in a highly prominent and visible position at perhaps Hove's premier retail thoroughfare of George Street, Hove. This pedestrianised thoroughfare runs between Blatchington Road and Church Road with numerous multiple and individual retailers bars and restaurants to include WH Smiths, Curry's, Robert Dyas to name but a few.

**ACCOMMODATION** The premises comprise a shop premises with first floor offices and kitchen as follows:

### GROUND FLOOR:

Gross Frontage	18'
Internal width	16'5"
Internal depth	23'3"

**Total sales area 381 sq ft (35 sq m)**

- Roller shutter
- Doors
- Strip lighting
- Currently with walk in fridge
- Tiled flooring

**W/C:** W/C with hand wash facilities

### FIRST FLOOR:

**Office** 10' x 12'3" 123 sq ft

**Kitchen** 9' x 9'8" 88 sq ft

To include:

- Stainless steel sink
- High and low level cupboards

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** £15,000 per annum exclusive



## UNIFORM BUSINESS RATES

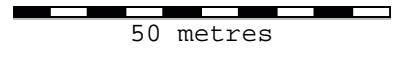
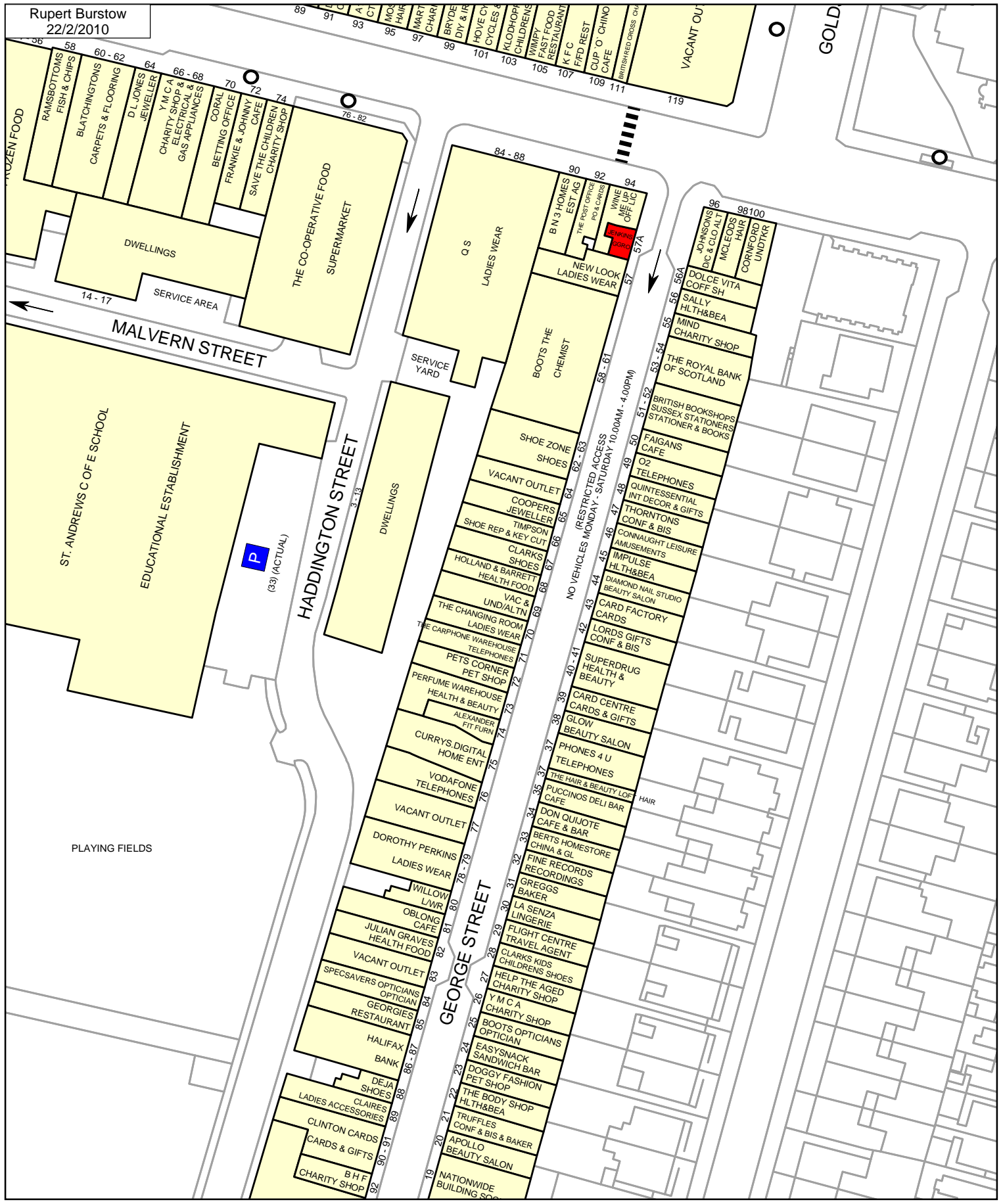
- **Description:** Shop and Premises
- **Rateable Value:** 14,250
- **Rates Payable:** £5,899.50 (April 10/11)

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**



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0845 6016011  
[goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com)

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