



RUPERT BURSTOW
Property Consultancy & Acquisitions

RENT REDUCED!

3 MONTHS RENT FREE!!

PRIME SHOP PREMISES

CENTRAL HOVE

TOTAL SALES AREA 880 SQ FT (82 SQ M)



**83 GEORGE STREET
HOVE
BN3 3YE**

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83 GEORGE STREET, HOVE, BN3 3YE

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 and Ladbrokes to name but a few.

ACCOMMODATION: The premises comprise a superb shop premises with first floor store/staff area

GROUND FLOOR:

Front Sales area:

Gross Frontage	17 ft 8
Internal width:	16 ft
Internal depth:	39 ft 6
Sales Area:	634 sq ft (59 sq m)

- Solid wood flooring
- Suspended ceiling with lighting, air conditioning/heating

Rear Sales Area/Store:

This is a partitioned area, the partition could be removed to create a continuation of the sales area.

15'4" x 16	246 sq ft (23 sq m)
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TOTAL POSSIBLE SALES AREA: 880 sq ft (82 sq m)

W/C: Disabled W/C and separate male and female W/C

External staircase leading to:

FIRST FLOOR: Store/staff room/office

16' x 15'	240 sq ft (22 sq m)
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TENURE: Leasehold

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

RENT: £18,000 per annum exclusive

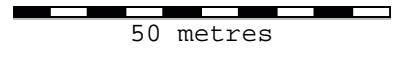
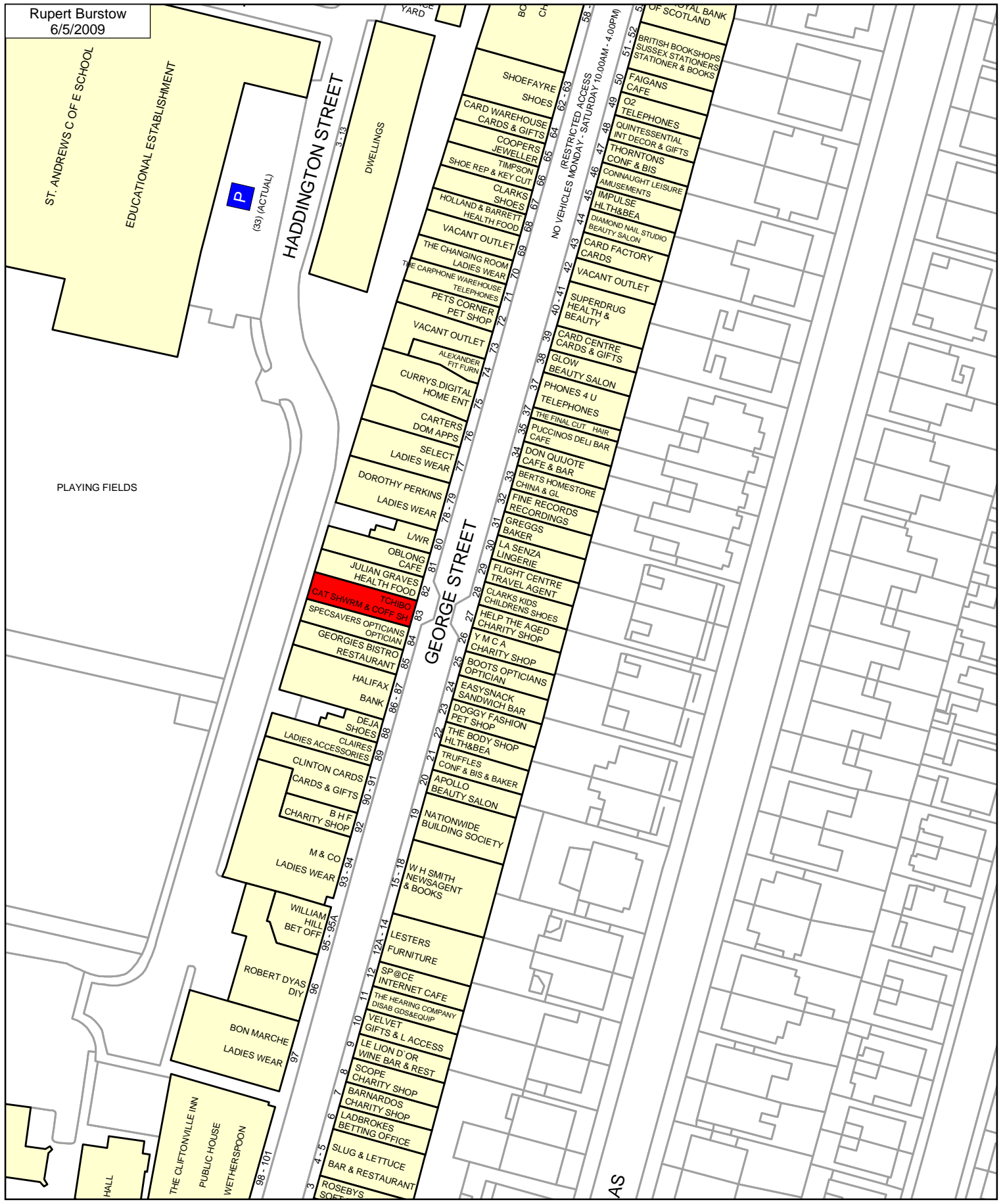
UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 23,750
- **Rates Payable:** £10,972.50 (April 08/09)

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party is to pay their own legal costs incurred

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



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