

**PROMINENT RETAIL PREMESIS
REAR CAR PARK
AVAILABLE NOW
TO LET**



**80 GEORGE STREET
HOVE
BN3 3YE**

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LOCATION Situated in a semi pedestrianised retail location in the heart of Hove's thriving thoroughfare of George Street. George Street runs between Blatchington Road and Church Road Hove, a couple of minutes walk from Hove railway station and is perhaps Hove's busiest retail thoroughfare. The property is situated at the mid point of George Street on the west side of the road.

ACCOMMODATION The premises comprise ground floor shop, arranged as follows:

Shop **253 sq ft (23 m2)**

- Wood flooring
- Rear car park

Further Shop **115 sq ft**

- Concrete Floor
- Strip Lighting
- Rear car park

Office **67 sq ft**

- WC + HWF
- Sink

TENURE Leasehold

LEASE New Lease

RENT £18,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£10,250
Rates Payable:	£4,684.25

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Property Ltd
Tel: 01273 233333