

**2 x HIGHLY PROMINENT CLASS E PREMISES
SUITABLE FOR VARIETY OF USES
797 sq ft EACH PREMISES
TO LET**



**51-52 GEORGE STREET
HOVE
BN3 3YB**

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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 Costa, Weatherspoons, Café Nero, Santander, Halifax and Barclays to name but a few.

ACCOMMODATION

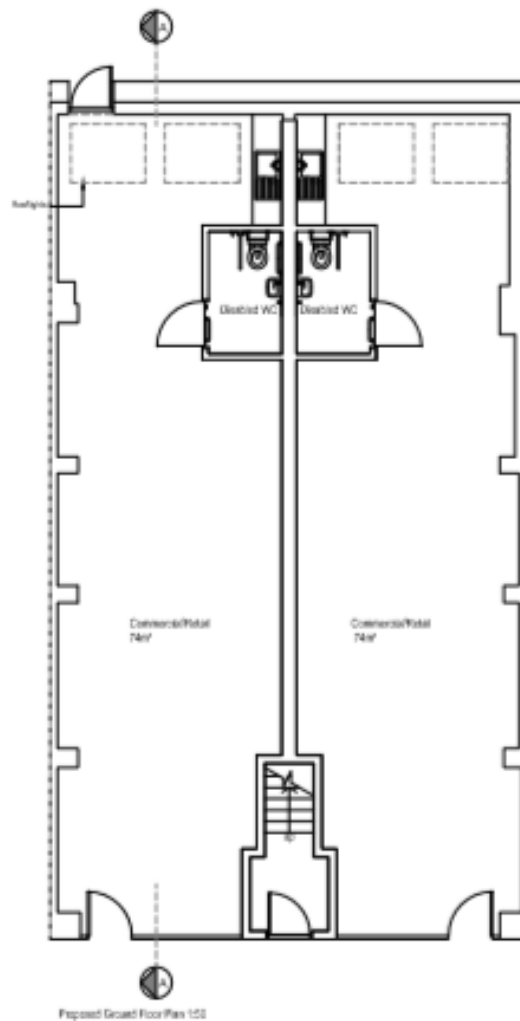
The premises comprise 2 x ground floor class e premises, arranged as follows:

SHOP 1 **797 sq ft (74 m2)**

- Disabled WC
- Kitchenette
- New Shop Front

SHOP 2 **797 sq ft (74 m2)**

- Disabled WC
- Kitchenette
- New Shop Front



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|-------------------------------|--|-----------------------------------|
| TENURE | Leasehold | |
| LEASE | New Lease | |
| RENT | Shop 1 | £22,000 + VAT per annum exclusive |
| | Shop 2 | £22,000 + VAT per annum exclusive |
| N.B | The whole premises could be Let on one lease at a rent of £42,000 + VAT pax for 1594 sq ft subject to landlords consent. | |
| UNIFORM BUSINESS RATES | Description: | Shop and Premises |
| | Rateable Value: | £TBC |
| | Rates Payable: | £TBC |
| VAT | VAT is 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 | |