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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

# FULLY FITTED HAIRDRESSING SALON TO LET



**38 GEORGE STREET, HOVE BN3 3YB**

Situated in one of Hove's prime thoroughfares, being a semi-pedestrianized street, between Church Road and Blatchington Road. Numerous multiple operators are nearby such as: Café Nero, Superdrug, Clarks, Holland & Barrett and Pets Corner (see location plan overleaf).

The premises is currently a fully fitted hairdressers, arranged over first and second floors, and briefly comprise:

**Fascia Frontage 16'1 (4.9m)**

**Ground Floor Shop**

max width **14'11** (4.54 m)  
overall depth **57'1** (17.39 m)  
providing a sales area of **610 ft<sup>2</sup>** (56.67 m<sup>2</sup>)

**First Floor Shop**

max width **14'11** (4.54 m)  
overall depth **29'2** (8.88 m)  
providing a sales area of **348 ft<sup>2</sup>** (32.33 m<sup>2</sup>)  
WC

Rateable Value: £18,000

measurements are approximate and net internal

services and amenities not tested

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£22,000 per annum** exclusive.

**PRICE REQUIRED FOR FIXTURES AND FITTINGS - £20,000**

Viewing by strict appointment with SOLE LETTING AGENT, **GRAVES SON & PILCHER**