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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.

PRIME HOVE THOROUGHFARE SHOP PROPERTY TO LET - NO PREMIUM



39 GEORGE STREET, HOVE, BN3 3YB

Situated in one of Hove's premier thoroughfares being a semi-pedestrianized street and close to numerous multiple operators including Boots, Clarks, Superdrug, Costa, etc. (see location plan overleaf).

The premises briefly comprise:

Fascia Frontage 15' (4.57m)

Ground Floor Shop width **14'8** (4.47 m)
 overall depth **43'8** (13.31 m)
 providing a sales area of **547 ft²** (50.81 m²)
 WC
 rear room/kitchen **85.77 ft²** (7.96 m²)

Small Rear Yard

Rateable Value: £14,000

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 **£17,500 per annum** exclusive.

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