



## Central Hove Class E Premises

**49 George Street**  
Hove, BN3 3YB

Retail

**TO LET**

**870 sq ft**  
(80.83 sq m)

- Class E Property
- Vibrant Hove location
- Nearby occupiers include Tesco Superstore, Iceland, Hove Town Hall, Osbon Pharmacy and Oeuf Café
- Hove railway station is nearby and the A259 and A27 are conveniently accessible
- Ground and first floor

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 870 sq ft         |
| Rent           | £22,000 per annum |
| Rateable Value | £15,000           |
| EPC Rating     | B (45)            |

## Description

An opportunity to occupy a Class E premises situated in a vibrant Hove location, nearby to Brighton City Centre. Comprising of an open plan ground floor sales area, two rear offices, kitchenette and WC facilities. First floor is accessible from an exterior fire escape and benefits from two interlinked rooms, kitchenette and WC.

## Accommodation

The accommodation comprises the following areas:

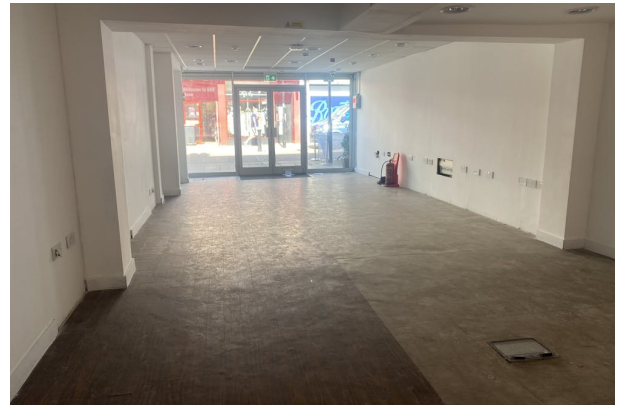
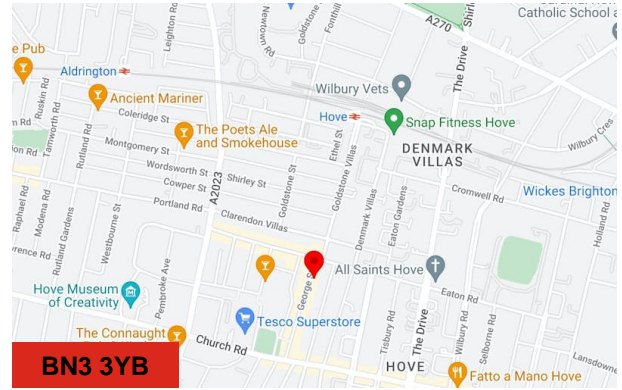
| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Ground       | 648        | 60.20        |
| 1st          | 222        | 20.62        |
| <b>Total</b> | <b>870</b> | <b>80.82</b> |

## Location

The property is in a prominent position in George Street, between Church Road and Blatchington Road. Nearby occupiers include Tesco Superstore, Iceland, Hove Town Hall, Osbon Pharmacy and Oeuf Café. There are also a number of independent retailers, office users and public amenities situated close by. Hove railway station is nearby and the A259 and A27 are conveniently accessible.

## Terms

Available by way of a new repairing and insuring lease for a term to be negotiated and agreed.



## Viewing & Further Information



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