

Commercial Estate Agents, Surveyors, Valuers & Property Managers

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PRIME HOVE THOROUGHFARE SHOP TO LET



70 George Street, Hove BN3 3YD

Situated in one of Hove's premier retail thoroughfares, being a semi-pedestrianised street and close to numerous multiple operators including Boots, Card Factory, Café Nero, EE etc. (see location plan attached). The premises briefly comprise:

Facia Frontage 16'2 (4.93 m²)

Ground Floor Shop	width 14'8 (5.18 m), depth 23' (7.01 m ²) providing a sales area of 311 ft² (28.89 m ²)
Rear Room	68 ft ² (6.32 m ²), WC
First Floor	3 rooms in all 410 ft ² (38.09 m ²)
Outside	yard

all measurements are approximate

amenities and services not tested

Rateable Value: £14,000

EPC: applied for

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 **£18,000 per annum** exclusive.

Please note: due to the coronavirus restrictions the measurements shown were taken in 2007

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

