



51 Old Steyne, Brighton, BN1 1HU

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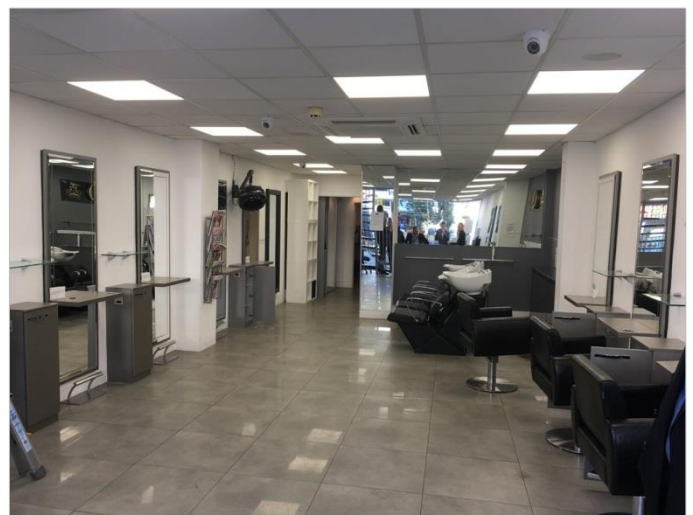
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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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.

# FORMER HAIRDRESSING SALON TO LET



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

Situated in one of Hove's prime thoroughfares, being a semi-pedestrianised street, between Church Road and Blatchington Road. Numerous multiple operators are nearby such as: WH Smith, Boots, Café Nero, Superdrug, Clarks, Holland & Barrett and Pets Corner (see location plan attached). Waterstones are in the process of fitting out a double unit on the opposite side of the street and should commence trading soon.

The premises have been used for many years as a hairdressers and many of the fixture & fittings remain on site.

Arranged over ground and first floors, the premises 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>)  
kitchen

#### **First Floor Shop**

3 rooms - in all **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 **£20,000 per annum** exclusive.

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



# Energy Performance Certificate

## Non-Domestic Building



38 George Street  
HOVE  
BN3 3YB

Certificate Reference Number:  
9742-3016-0952-0400-8401

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 110

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	99
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	187.81
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

68

If typical of the existing stock