



## Central Hove Class E Premises

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

**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

## 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.

## Accommodation

The accommodation comprises the following areas:

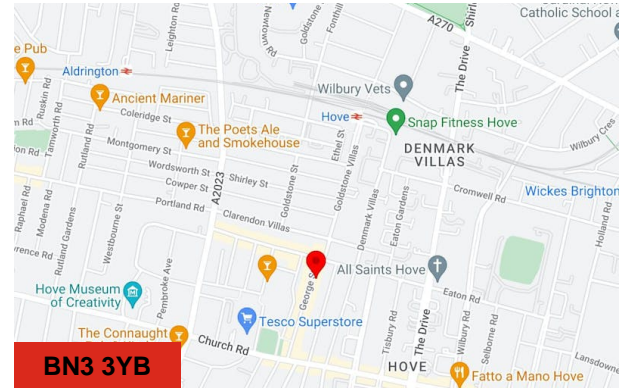
Name	sq ft	sq m	Availability
Ground	648	60.20	Available
1st	222	20.62	Available
<b>Total</b>	<b>870</b>	<b>80.82</b>	

## 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

The premises are held on a full repairing and insuring lease dated from 29 August 2016, expiring 28 August 2026 with a current passing rent of £22,000 per annum exclusive.



## Viewing & Further Information



**James Haywood**

01273 321 123

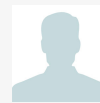
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