



CARR & PRIDDLE

01273 208010

FREEHOLD INVESTMENT FOR SALE BUSY SHOPPING THOROUGHFARE 42 George Street, Hove, BN3 3YB

LOCATION:

The property is located on the eastern side of this busy shopping thoroughfare which is recognised as Hove's prime retail shopping area. Retailers nearby include Boots, WH Smith, Superdrug and The Works.

DESCRIPTION:

A single shop unit over 2 storeys forming part of a terrace of retail units most of which were built in excess of 100 years ago. The building has been constructed in traditional methods with solid rendered and painted elevations beneath a pitched concrete tiled roof.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	15'8"	4.78 m
Net Frontage	14'2"	4.28 m
Shop Depth	47'2"	14.37 m
Built Depth	57'0"	17.37 m
Ground Floor Sales	767 sq ft	71.25 sq m
First Floor 2 rooms, kitchen & WC	160 sq ft	14.85 sq m

PRICE:

Offers are invited in excess of £310,000 subject to the existing tenancy. A purchase at this level would produce a net yield of 6.78% taking into account purchaser's costs of 3.41%.

TENANCY:

The property is currently let to St Barnabas Charity for a term of 10 years from July 2016. We are advised that there is a tenant only break in July 2021.



RENT:

The current rental is £21,750 per annum exclusive of rates and all other outgoings.

RATES:

Rateable Value: £19,750 UBR 49.1p (April 2019/2020).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9520-3014-0286-0800-4205

The energy efficiency rating for this property is E 108

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

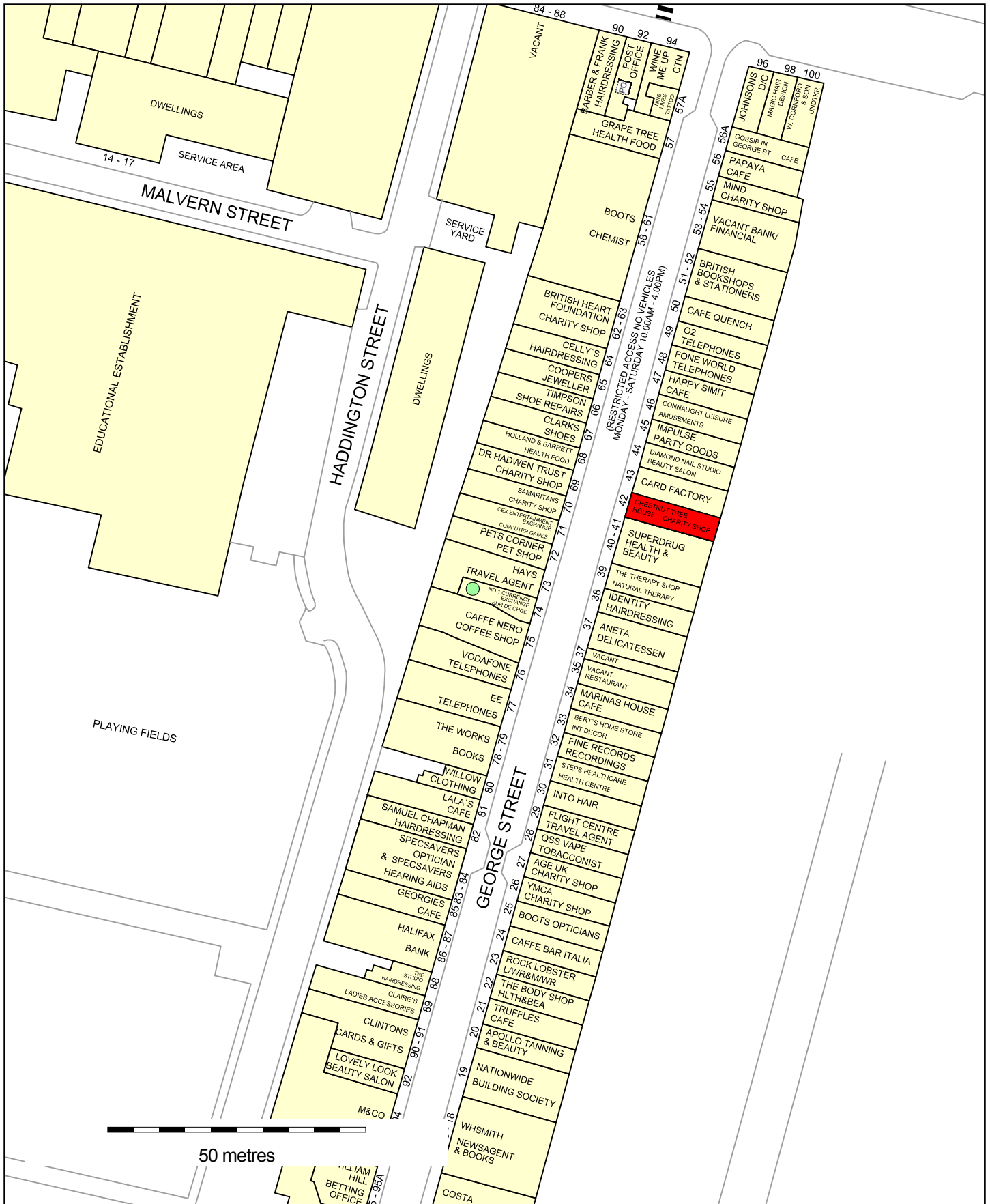
Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

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Ordnance Survey 100019885

Experian Goad Plan Created: 12/11/2018
Created By: Carr And Priddle

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