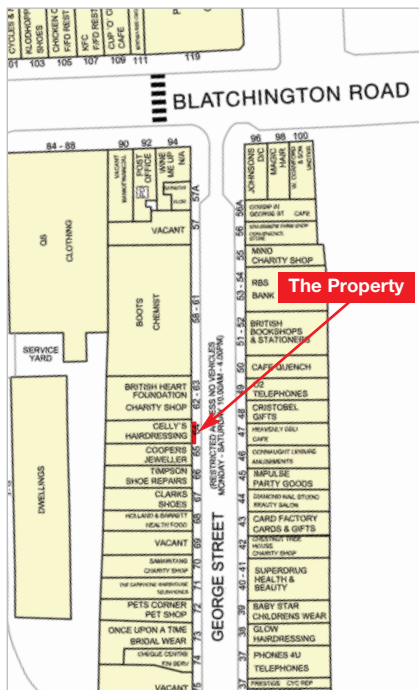


# Hove

## 64 George Street East Sussex BN3 3YD

- **Freehold Shop Investment**
  - Well located in a busy location in the town centre
  - Popular south coast town
  - Reversion September 2019
  - Current Rent Reserved
- £21,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

Hove is situated on the East Sussex coast approximately 2 miles to the west of Brighton, 11 miles east of Worthing and some 55 miles south of London. It is one of the most popular towns on the south coast and a major tourist resort and conference centre. The town forms part of the Brighton and Hove conurbation and has a combined catchment population in excess of 310,000. The property is situated on the west side of George Street which is the main shopping street in the town centre. The street has restricted access to vehicles between 10.00 a.m. – 4.00 p.m. Occupiers close by include Boots, New Look, RBS, Sussex Stationers, O2, Superdrug, Greggs, Dorothy Perkins, EE, Vodafone, Holland & Barrett, Clarks and Timpsons.

### Description

The property is arranged on ground and one upper floor to provide a shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

|                       |            |             |
|-----------------------|------------|-------------|
| <b>Gross Frontage</b> | 4.95 m     | (16' 3")    |
| <b>Net Frontage</b>   | 4.40 m     | (14' 5")    |
| <b>Shop Depth</b>     | 18.30 m    | (60')       |
| <b>Built Depth</b>    | 18.70 m    | (61' 4")    |
| <b>First Floor</b>    | 22.75 sq m | (245 sq ft) |

### Tenancy

The entire property is at present let to ZULFUKAR DEMIRDAG for a term of 5 years from 25th September 2014 at a current rent of £21,000 per annum. The lease contains full repairing and insuring covenants.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** A Barr Esq, Read Roper & Read Solicitors. Tel: 0161 832 6905 e-mail: [abarr@readroper.co.uk](mailto:abarr@readroper.co.uk)