



RUPERT BURSTOW
Property Consultancy & Acquisitions

PRICE REDUCTION

ENTIRE FREEHOLD INTEREST
TO INCLUDE SEVEN SELF CONTAINED FLATS
(PRODUCING £64,680 PER ANNUM)
SUBSTANTIAL BAR/RESTARANT PREMISES
BRIGHTON'S PREMIER COMMERCIAL
THOROUGHFARE
FOR SALE OR
NEW LEASE AVAILABLE ON THE GROUND FLOOR
AND BASEMENT



**5 & 6 WESTERN ROAD
HOVE
BN3 1AF**

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5 & 6 WESTERN ROAD, HOVE BN3 1AE

LOCATION Situated in a highly prominent central position in the heart of Brighton and Hove's premier commercial thoroughfare of Western Road. The property is situated just into Western Road, Hove opposite The Providence public house and surrounded by numerous restaurants, bars, retail outlets and also being in a densely populated residential location.

ACCOMMODATION The premises comprise a spacious ground floor bar with separate lower ground floor club/further bar as follows:

GROUND FLOOR:

Gross Frontage 30'8"

Forecourt/sun terrace area 142 sq ft

Seating for approximately 20 people

Bar/restaurant

Depth 36'9"

Width 30'3"

Total bar/restaurant area 935 sq ft (87 sq ft)

- Superb large fitted bar
- Wooden flooring
- Various storage cupboards

W/C Male/female and disabled W/C

Lift to:

Self Contained Lower Ground Floor Club/Bar

Width 25'7"

Depth 36'9"

- Large fitted bar

Total accommodation 950 sq ft (88.3 sq m)

- Accessible via lift



Residential accommodation:

Flat number	Floor	Number of bedrooms	Price per calendar month
1	1	3 bedroom	£1500
2	2	1 bedroom	£675
3	2	1 bedroom	£740
4	2	1 bedroom	£700
5	3	Studio	£550
6	3	1 Bedroom	£675
7	3	Studio	£550

There is also a lift (currently not in service) to all floors which could be re-commissioned

In addition the flats have been built in a way that they could be 9 flats with a layout as per flats 5, 6 and 7 (plans available) which would increase the income further

TENURE Freehold

PRICE Offers invited in the region of £1.75 million

TENURE Leasehold

LEASE A new lease is available with terms to be agreed on the ground floor and basement

RENT £70,000 per annum exclusive

PREMIUM OIRO £110,000 for the benefit of the lease

UNIFORM BUSINESS RATES

- **Description:** Licensed Club and premises
- **Rateable Value:** 24,000
- **Rates Payable:** £9,936 (April 10/11)

For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111