



RUPERT BURSTOW
Property Consultancy & Acquisitions

STRICTLY PRIVATE AND CONFIDENTIAL
SUPERBLY FITTED CITY CENTRE
CAFE/RESTAURANT OPPORTUNITY
LEASE FOR SALE



118 CHURCH ROAD
HOVE
BN3 2EA

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118 CHURCH ROAD, HOVE BN3 2EA

LOCATION

Church Road, Hove is the major commercial thoroughfare servicing the local area with restaurants, bars, offices and shops. Many of the local businesses have been long established and include The Albion Public House and restaurants La Piazza, Otello, Orsino with also the new Tesco Superstore a short walk away. Central Hove is a very heavily populated area and benefits from a local railway station in Goldstone Villas and regular buses in and out of the City centre.

ACCOMMODATION The premises comprise a superbly fitted ground floor cafe/restaurant with first floor prep area, kitchens and lower ground stores and WC's as follows:

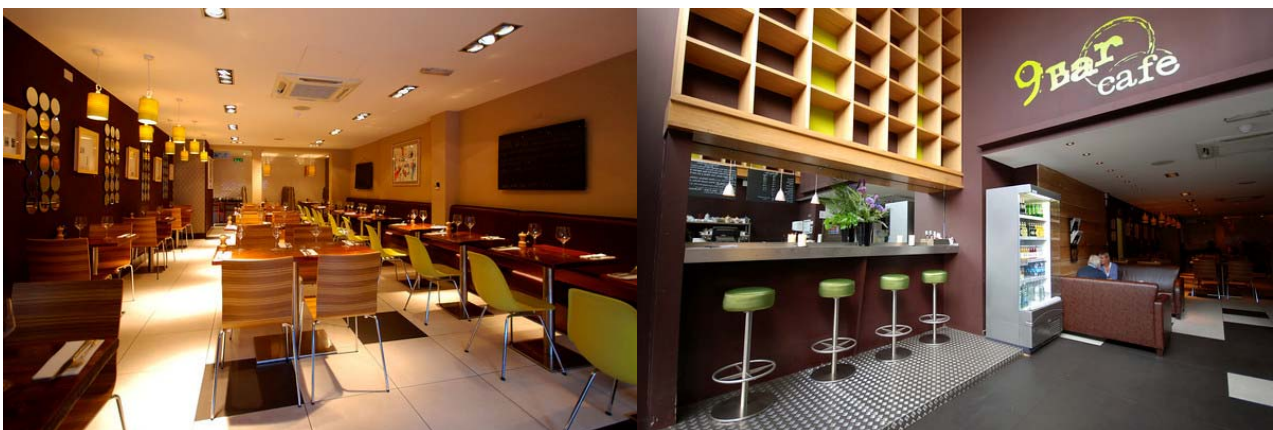
CAFE / RESTAURANT:

Internal width	19'7"
Internal depth	68'6"

1341 sq ft (123 sq m)

Fully fitted to include:

- 70 covers
- La Marzocco 3 group Coffee Machine Glass Washer
- 2 x one door bar fridges
- 2 x two door bar fridges
- Ice Machine
- 2 x Mazza on demand grinders
- 1 x Tall wine fridge
- Dumb Waiter





118 CHURCH ROAD, HOVE BN3 2PG

FIRST FLOOR

Staff Room/Store:

8'7" x 5'4"

45 sq ft (4 sq m)

Kitchen:

19'10" x 18'3" & 6'9" x 16'5"

472 sq ft (43 sq m)

Fully fitted to include:

- 1 x 6 Burner stove
- 1 x solid top stove
- 2 x 1800w microwave
- Walk in fridge
- Various counter top units
- 1 x counter top fridge
- 1 x 2m salad chiller
- 1 x 2 door stainless steel freezer
- 1 x chest freezer
- 1 x pass through dishwasher
- Deep fat fryer
- Dumb Waiter

LOWER GROUND FLOOR

Store:

14'10" x 11'11"

177 sq ft (16 sq m)

- Dumb Waiter
- 2 x customer WC + HWF

Office:

7'8" x 5'1"

39 sq ft (16 sq m)

TENURE

Leasehold

LEASE

Currently held on a 25 year lease from 1999

RENT

£32,200 per annum exclusive

RENT REVIEWS

Every 5 years (2009 currently outstanding)

PLANNING

The premises currently has A1 planning permission however an application is currently in place for change of use to A3.

PREMIUM

Offers invited in the region of £95,000



118 CHURCH ROAD, HOVE BN3 2PG

UNIFORM BUSINESS RATES

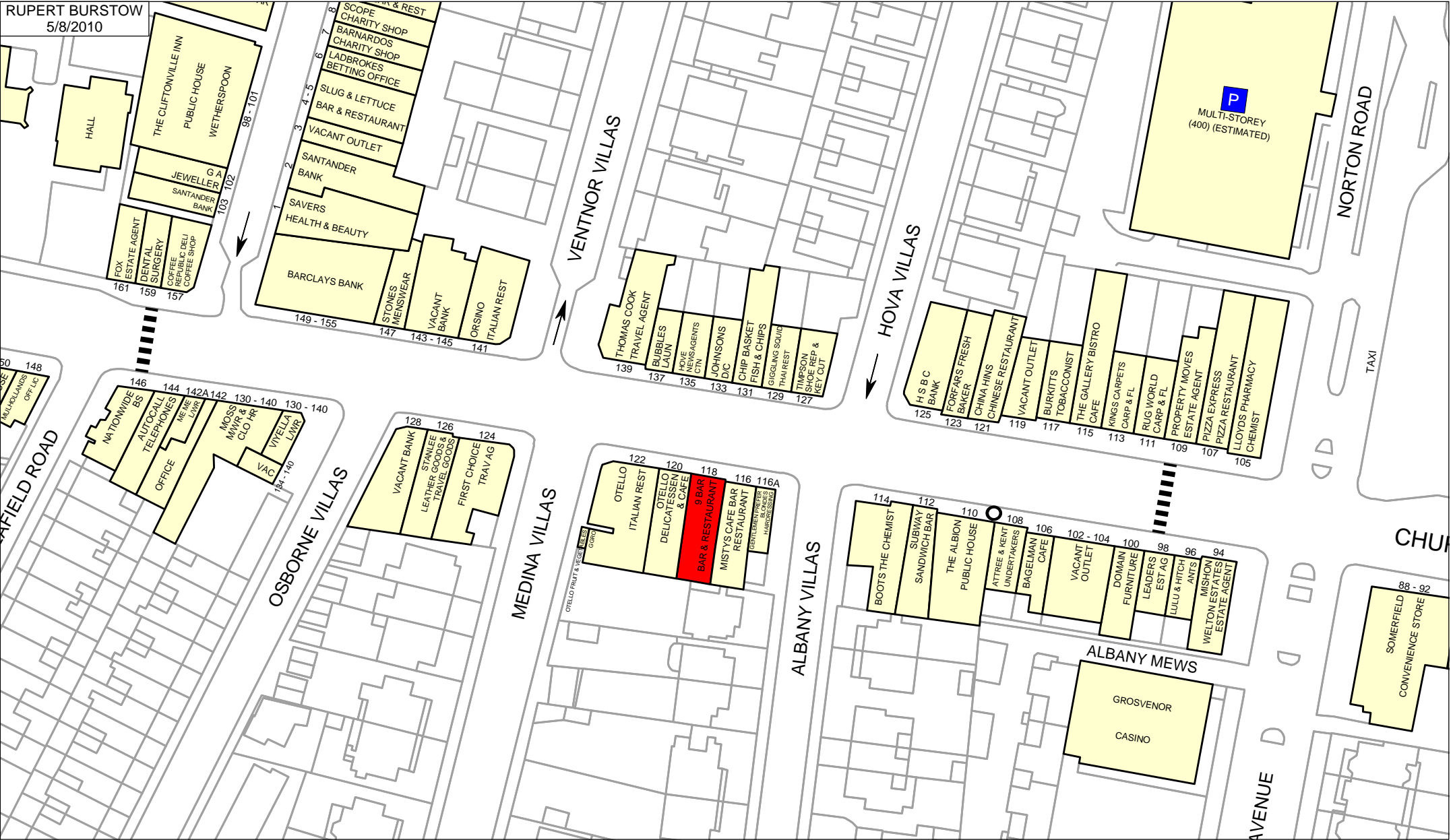
- **Description:** Shop and Premises
- **Rateable Value:** £31,250
- **Rates Payable:** £12,090.22 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. 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



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