



RUPERT BURSTOW
Property Consultancy & Acquisitions
NEW TERMS

CENTRAL HOVE BAR/RESTAURANT
OPPORTUNITY
LARGE REAR SUN TERRACE
LEASE FOR SALE



GROUND & LOWER GROUND
FLOORS
119 CHURCH ROAD
HOVE, BN3 2AF

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email mail@rupertburstow.com www.rupertburstow.com

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119 CHURCH ROAD, HOVE, BN3 2AF**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.

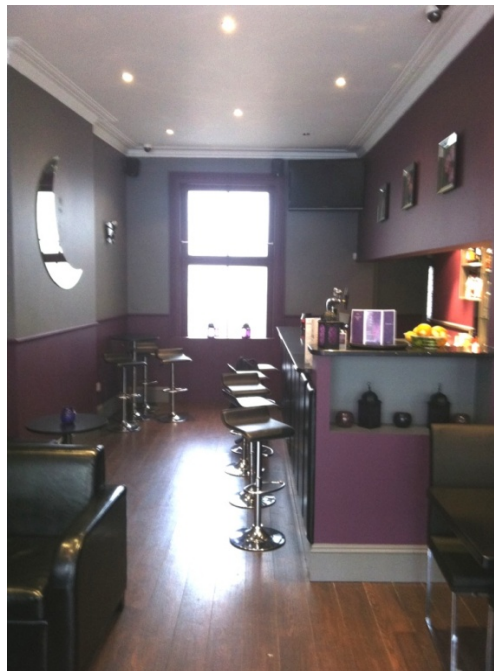
ACCOMODATION

A ground floor restaurant with basement kitchen and stores and rear decked garden arranged as follows:

Ground Floor Bar/Restaurant

Gross Internal Width: 14'2"
Gross Internal Depth: 35'1"
Total Restaurant Area: 478 sq ft (44 sq m)

- Approx 35 covers
- Male & Female WC's
- Spot lighting
- Wood Effect Laminate flooring
- High ceilings
- GCH
- Good natural light
- Fitted Bar inc Dishwasher + Sink
- 2 x Display Fridges
- Security Cameras





Lower Ground Floor Kitchen/Stores

Kitchen/Preparation Area 13'4" x 15'6" & 8' x 9'

Total Area: 279 sq ft (26 sq m)

- Access to rear garden
- Access to next door cold room/store
- Display Fridge
- Drinks Dispenser

Store 14'5" x 13'5"

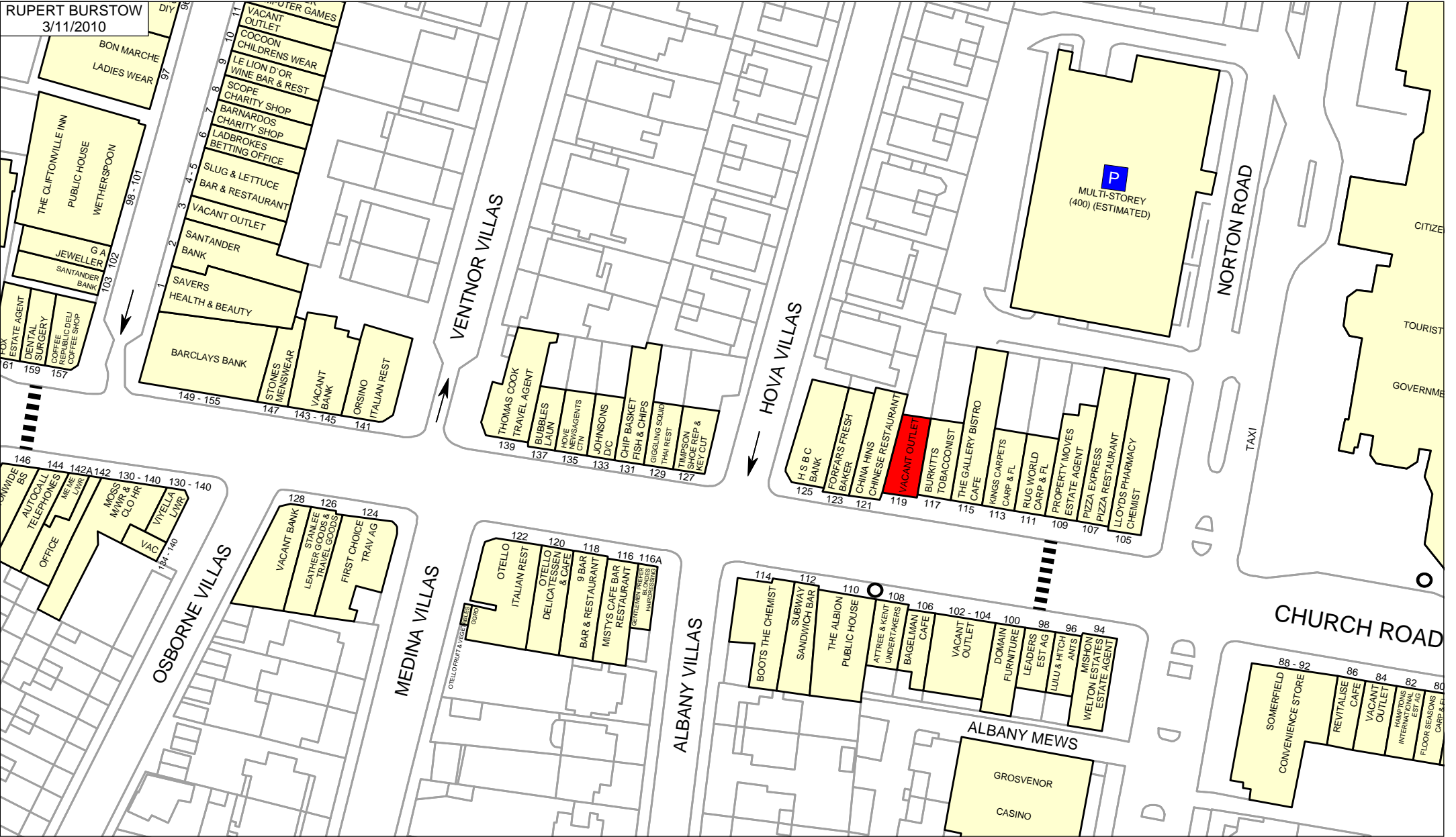
Total Area: 194 sq ft (18 sq m)

Rear Garden

Accessed via the rear of the restaurant to a paved Sun Terrace area.

Approximate size 15'4" x 60'

TENURE	Leasehold	
LEASE	15 year fully repairing and insuring lease by way of service charge from February 2010	
RENT REVIEWS	5 year upward only	
RENT	Year 1	£24,000 pax
	Year 2	£25,000 pax
	Year 3	£26,000 pax
	Year 4	£27,000 pax
	Year 5	£28,000 pax
PREMIUM	Offers invited in the region of £45,000 benefit of the leasehold interest, licenses and fixture and fixings	
UNIFORM BUSINESS RATES	Description	Restaurant and Premises
	Rateable Value:	£20,250
	Rates Payable:	£8,278.38 (April 2010/2011)
	For further information speak to Brighton & Hove City Council direct on 01273 291981	
VAT	VAT may be chargeable on the terms quoted	
LEGAL FEES	The ingoing tenant to be responsible for both parties' reasonable legal costs Incurred in the transaction	
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111	



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