



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**SUPERB CENTRALLY LOCATED  
RESTAURANT PREMISES  
WITH LARGE SUN TERRACE  
TO LET – NO PREMIUM!**



**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](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://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 Restaurant

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

- Approx 40 covers
- Male & Female WC's
- Spot lighting
- Laminate flooring
- High ceilings
- GCH
- Good natural light
- Fitted bar area with 2 x s/s sink units

#### 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

**Cold Room/Store** 14'5" x 13'5"

**Total Area: 194 sq ft (18 sq m)**

(All fixtures and fittings for both the kitchen and cold room/store have been removed and are currently in shell condition. There are further additional small storage areas located in lower ground floor)

#### Rear Garden

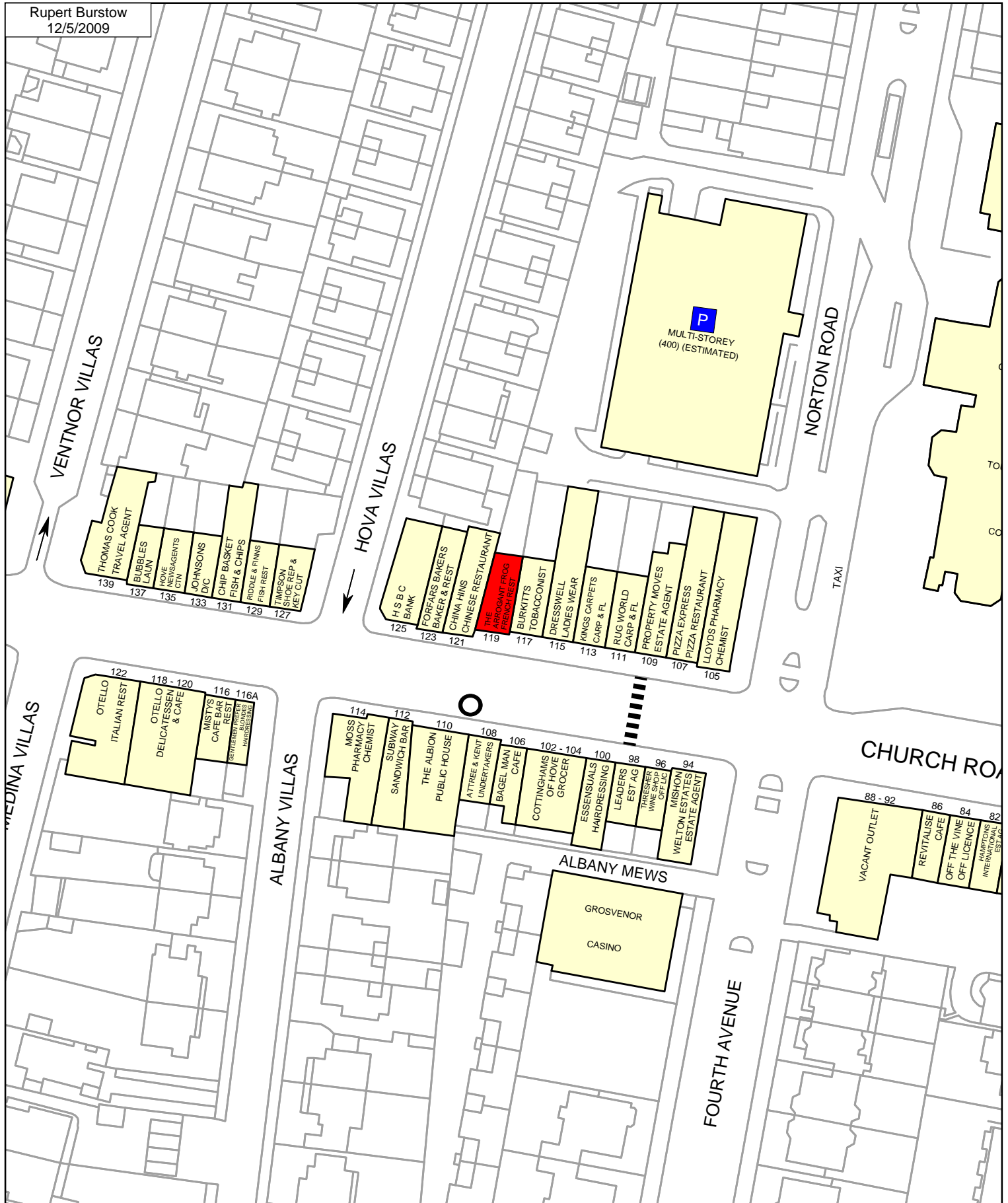
Accessed via the rear of the restaurant to a paved Sun Terrace leading to a large decked area.

Approximate size 15'4" x 60'

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<b>TENURE</b>	Leasehold						
<b>LEASE</b>	New lease to be negotiated						
<b>RENT</b>	£29,500 per annum exclusive						
<b>UNIFORM BUSINESS RATES</b>	<table><tr><td>Description</td><td>Restaurant and Premises</td></tr><tr><td>Rateable Value:</td><td>15,250</td></tr><tr><td>Rates Payable:</td><td>£7,396.25 (April 2009/2010)</td></tr></table>	Description	Restaurant and Premises	Rateable Value:	15,250	Rates Payable:	£7,396.25 (April 2009/2010)
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Rates Payable:	£7,396.25 (April 2009/2010)						
	For further information speak to Brighton & Hove City Council direct on 01273291981						
<b>VAT</b>	VAT may be chargeable on the terms quoted						
<b>LEGAL FEES</b>	The ingoing tenant to be responsible for both parties' reasonable legal costs Incurred in the transaction						
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Rupert Burstow Ltd</b> <b>Tel: 01273 731111</b>						

Rupert Burstow  
12/5/2009



50 metres

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