



RUPERT BURSTOW
Property Consultancy & Acquisitions

NEW
SUPERB RESTAURANT OPPORTUNITY
AVAILABLE READY FOR
FITTING OUT
EXCELLENT CENTRAL HOVE LOCATION
TO LET



12 GRAND AVENUE
(CORNER OF CHURCH ROAD)
HOVE
BN3 2FQ



-2-

12 GRAND AVENUE, HOVE BN3 2FQ

LOCATION	Situated in a most central position in Hove's premier commercial thoroughfare of Church Road. Church Road is well known for its business occupiers during the day time and it's lively bar restaurant scene during the evening. The property is in the centre of the eating/ drinking circuit.				
ACCOMODATION	<p>The premises comprise a spacious lower ground floor bar restaurant area with good natural light and ventilation. The accommodation has been dry-lined, plumbed, new electrics, new gas fire central heating and ready for fitting out as follows:</p> <p>Bar/ Restaurant:</p> <table><tr><td>Overall depth</td><td>68' 7"</td></tr><tr><td>Internal width</td><td>24' 5"</td></tr></table> <p>Main Bar/ Restaurant Area 1,673 sq ft (155m²)</p> <p>Plus:</p> <ul style="list-style-type: none">• Separate male and female WCs with hand wash facilities.• Private seating/ dining area.• Various prep/ stock/ storeroom facilities.	Overall depth	68' 7"	Internal width	24' 5"
Overall depth	68' 7"				
Internal width	24' 5"				
TENURE	Leasehold				
LEASE	A new lease shall be offered terms to be agreed.				
RENT	Guide rent of £35,000 per annum exclusive. Offers invited.				
PREMIUM	No premium required.				
RENT FREE PERIOD	A rent free period can be agreed to assist the new tenant.				
VIEWING	For further information strictly via sole agent: Rupert Burstow Ltd Tel: 01273 731111				