



RUPERT BURSTOW
Property Consultancy & Acquisitions

**PRIVATE MEMBERS CLUB
(MAY ALSO SUIT A BAR OR
RESTAURANT S.T.C)
CENTRAL HOVE
TO LET**



**LOWER GROUND FLOOR
176 CHURCH ROAD
HOVE
BN3 2DJ**



LOWER GROUND FLOOR, 176 CHURCH ROAD, HOVE BN3 2DJ

LOCATION Situated at the western end of Church Road, Hove's premier commercial thoroughfare, on the south side of the road and close to the junction with Vallance Road. The property is directly opposite the Tesco superstore and close to the junction with Sackville Road and Hove Street. Church Road is well known for its numerous bars, restaurants and cafes.

ACCOMMODATION The premises comprise a lower ground floor members' club, as follows:

Internal Depth	49 ft
Internal Width	20'8"ft
Total Area	948 sq ft (88 sq m)

To include:-

- Fully Fitted Kitchen
- Bar
- GFCH
- New Electrics
- New Carpets

WC Separate male and female WCs with hand wash facilities

LICENSE We understand the premises has recently obtained a liquor license to open from 5pm to 2.30am, Monday to Saturday and 5pm to 11pm on Sundays and bank holidays. We are advised that the premises currently has the capacity of 85 persons.

TENURE Leasehold

LEASE An assignment of a 15 year lease from November 2009 with 5 year upward only rent reviews.

RENT The current rent is £12,000 pa which rises to £17,000 in November 2010 until the first rent review at year 5.

PREMIUM £10,000 for the benefit of the current fixtures, fittings and license

UNIFORM BUSINESS RATES

- **Description:** Clubhouse and premises
- **Rateable Value:** £4,350
- **Rates Payable:** £1,800.90 (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

We understand that VAT will not be applicable on terms quoted

LEGAL FEES

The ingoing tenant to be responsible for both parties' reasonable legal fees

VIEWING

Strictly via a prior appointment through sole agent:

Rupert Burstow Ltd

Tel: 01273 731111

