



**RUPERT BURSTOW**

Property Consultancy & Acquisitions

**SHOP/SANDWICH BAR  
FEW METRES FROM BUSY  
MAIN WESTERN ROAD  
COMMERCIAL THOROUGHFARE  
TO LET**



**35 WATERLOO STREET  
HOVE  
BN3 1AY**

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## 35 WATERLOO STREET, HOVE BN3 1AY

**LOCATION** Situated in a highly prominent position at the rear of La Piazza restaurant opposite Curtis House in Third Avenue. Church Road is the main commercial thoroughfare of Hove with a variety of Restaurants, Bars, Pubs, Retail Shops, Offices and main high street Banks.

**LOCATION** Situated in a highly central position at the top end of Waterloo Street, Hove, a few meters from the junction with Western Road. Waterloo Street runs north/south between Western Road and the A259 coast road (and the beach) and is right on the Brighton/Hove borders. This is a mixed use area with numerous shops, offices and residential units.

**ACCOMMODATION** The premises comprise of a ground floor shop/sandwich bar premises with lower ground floor kitchen as follows:

### GROUND FLOOR:

Gross Internal Width: 13'4"  
Gross Internal Depth: 15'3"

**Total Sales Area: 203 sq ft (19 sq m)**

- Good decorative order
- Tiled flooring
- Spot lighting
- Display counter

### BASEMENT:

Gross Internal Width: 16'6"  
Gross Internal Width: 14'2"

**Total Area: 231 sq ft (21 sq m)**

- Air conditioning unit
- Stainless steel sink

**WC:** WC with hand wash facilities

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**TENURE** Leasehold

**RENT** £7,500 per annum exclusive



## UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** £5,600
- **Rates Payable:** £1,295.45 (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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