



RUPERT BURSTOW
Property Consultancy & Acquisitions

STRICTLY PRIVATE & CONFIDENTIAL
SUPERB RESTAURANT/CAFE OPPORTUNITY
+ EXTENSIVE RESIDENTIAL
ACCOMMODATION
LEASE FOR SALE



'LA FOURCHETTE PATISSERIE'
42 CHURCH ROAD
HOVE, BN3 2FN

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

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



42 CHURCH ROAD, HOVE, BN3 2FN

LOCATION	The property is situated in a highly prominent location on Brighton and Hove's thoroughfare of Western Road/Church Road. The property is situated on the south side of Church Road between Second & Grand Avenue and is surrounded by numerous multiple and individual retailers, numerous bars and restaurants and all of the major banks. The property is close to Palmeira Square and Hove seafront.
ACCOMMODATION	The premises comprise a superbly fitted A3 ground floor restaurant with kitchens, prep room and cellars, including residential accommodation above as follows:
RESTAURANT:	14'1" X 41' <ul style="list-style-type: none"> • 35 Covers • Fitted bar server area • Concertina Doors • Various grill/toasting machines
LOWER GROUND FLOOR:	
KITCHEN:	19'10" x 10' <p>To Include:</p> <ul style="list-style-type: none"> • Bread Ovens • Full Extractor Fan • 6 Ring Hob Oven • D Com Up Freezer • Up Fridge
WASH UP:	10' x 6'
PREP AREA:	11'10" X 10'
W/C:	Separate male and female w/c's with hand wash facilities
STORE:	3 Storage areas including refrigerators
RESIDENTIAL ACCOMMODATION:	
STUDIO:	Self contained studio flat situated on the first floor, currently let out on an assured shorthold tenancy at a rental of £600 pcm
MAISONETTE:	Self contained maisonette situated on the second and third floor, currently let out on an assured shorthold tenancy at a rental of £1,600 pcm
TENURE	Leasehold
LEASE	Assignment of the current 16 year lease from 23 rd September 2005
RENT	£30,000 per annum exclusive



RENT REVIEWS Every 4 years (next review 2013)

PREMIUM OIRO £200,000 for the benefit of the lease, catering consent, license, fixtures and fittings and goodwill.

UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** £27,250
- **Rates Payable:** £11,799.25 (April 11/12)

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