



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGHLY PROMINENT BAR/RESTAURANT SUPERB CENTRAL HOVE LOCATION TO LET – NOMINAL PREMIUM



**52 LANSDOWNE PLACE
HOVE
BN3 1FG**

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52 Lansdowne Place, Hove BN3 1FG

LOCATION

Situated in a highly prominent position forming part of Brighton and Hove's premier commercial thoroughfare of Western Road. The property is situated on the north side of Western Road, Hove on the corner of Lansdowne Place in a quality and bustling location surrounded by numerous retailers, offices, restaurants and bars. The premises benefits from a busy traffic and pedestrian flow, being approximately a 3 minute walk from Hove's seafront.

ACCOMMODATION The premises comprise a spacious ground floor bar/restaurant with lower ground floor kitchens and stores and a self contained one bedroom flat as follows:



GROUND FLOOR RESTAURANT/BAR AREA:

Internal width 20'8"
Internal depth 61'

Total restaurant area 1078 sq ft (100 sq m)

- Feature fitted bar part carpeted/part polished Amtico style flooring
- Air conditioning
- Dumb waiter

W/C: Disabled W/C with hand wash facilities

LOWER GROUND FLOOR:

Kitchen: 12'11 x 16'1" 206 sq ft

- Carbon filter extraction
- 6 ring ("Chinese") hob and oven
- Commercial stainless steel sink
- Commercial stainless steel fridges
- Various stainless steel fridges/worktops
- Hand wash basin



Store (limited head height): 22'2" x 6'2" 136 sq ft

Further kitchen/prep room: 14'8" x 11'9" 173 sq ft

- To include walk in fridge

W/C's:

Gents W/C

- 2 x urinal
- 1 x W/C
- Wash hand basins

Ladies W/C

- 2 X W/C
- Wash hand basins

Store:

To include:

- Immersion
- Trade loading access

Residential Accommodation (optional)

There is a 1 bedroom self contained flat on the lower ground floor level which could be made available subject to negotiation

TENURE

Leasehold

LEASE

A new lease is available with term to be agreed

RENT

£30,000 per annum exclusive

PREMIUM

Offers invited in the region of £15,000

UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** 27,250
- **Rates Payable:** £11,281.50 (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

