



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**SUBSTANTIAL BAR/RESTARANT PREMISES  
BRIGHTON'S PREMIER COMMERCIAL  
THOROUGHFARE  
NEWLY REFURBISHED THROUGHOUT  
(FREEHOLD MAY BE AVAILABLE )  
NEW LEASE AVAILABLE**



**5 & 6 WESTERN ROAD  
HOVE  
BN3 1AE**



## 5 & 6 WESTERN ROAD, HOVE BN3 1AE

**LOCATION** Situated in a highly prominent central position in the heart of Brighton and Hove's premier commercial thoroughfare of Western Road. The property is situated just into Western Road, Hove opposite The Providence public house and surrounded by numerous restaurants, bars, retail outlets and also being in a densely populated residential location.

**ACCOMMODATION** The premises comprise a spacious ground floor bar with separate lower ground floor club/further bar as follows:

### GROUND FLOOR:

Gross Frontage 30'8"

**Forecourt/sun terrace area** 142 sq ft

Seating for approximately 20 people

### Bar/restaurant

Depth 36'9"

Width 30'3"

Total bar/restaurant area 935 sq ft (87 sq ft)

- Superb large fitted bar
- Wooden flooring
- Various storage cupboards

**W/C** Male/female and disabled W/C

### Lift to:

### Self Contained Lower Ground Floor Club/Bar

Width 25'7"

Depth 36'9"

- Large fitted bar

**Total accommodation 950 sq ft (88.3 sq m)**

- Accessible via lift

**TENURE** Leasehold

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

**RENT** £70,000 per annum exclusive

**PREMIUM** £110,000 for the benefit of the lease



## UNIFORM BUSINESS RATES

- **Description:** Licensed Club and premises
- **Rateable Value:** 24,000
- **Rates Payable:** £9,936 (April 10/11)

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**