



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUPERBLY FITTED BAR/RESTAURANT
INCLUDING ACCOMMODATION OVER
CENTRAL HOVE LOCATION
NEW LEASE FOR SALE OR
AVAILABLE TO RENT**



**72 BLATCHINGTON ROAD
HOVE
BN3 3YH**

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

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72 BLATCHINGTON ROAD, HOVE BN3 3YH

LOCATION Situated in a central position within Blatchington Road on the south side of the road close to Hove's premier, pedestrianised retail thoroughfare of George Street, Hove. The property is situated between Belfast Street and Hannington Street. Blatchington Road is approximately a three minute walk from Hove railway station and runs between Sackville Road and the Drive. The amenities of Church Road, Hove are also approximately a three minute walk away.

ACCOMMODATION The premises comprise a superbly fitted ground floor café bar and restaurant with kitchens, cellars and garden at ground floor level, including self contained accommodation as follows:

BAR:

Internal width 62'
Internal depth 16'8"

40 – 50 Covers
To Include:

- Large fitted Bar
- 2 x Triple display units
- Epoca Coffee Machine
- Electric Till
- Ice Machine
- Sound System inc T.V
- CCTV security system
- Hand wash basin
- D Com Oven

KITCHEN:

7'2" X 15'8"

To include:

- 6 Ring Hob & Oven
- D Com Pizza Oven
- Extraction
- 2 x Microwaves
- Chest Freezer
- Up Fridge
- Griddle

W/C:

Two Separate male and female w/c's with hand wash facilities

Cellar:

Cooler/ pumps 3'8" x 8'9"

Garden:

17'5" x 15'4"
15 – 20 Covers

ACCOMMODATION: Self contained 1 bedroom flat, situated on the first floor, let out on an assured shorthold tenancy at a rental of £650 pcm

TENURE

Leasehold

LEASE

A new lease is available with terms to be agreed



- RENT** £24,000 per annum exclusive
- PREMIUM** OIRO £120,000 for the benefit of a new lease, fixtures and fittings including fully fitted bar and kitchen and a self contained 1 bedroom flat over.
- N.B** Alternatively we can offer the premises on a shorter term for a rent of £50,000 per annum, no premium.

UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** £16,750
- **Rates Payable:** £7,252.75 (April 10/11)

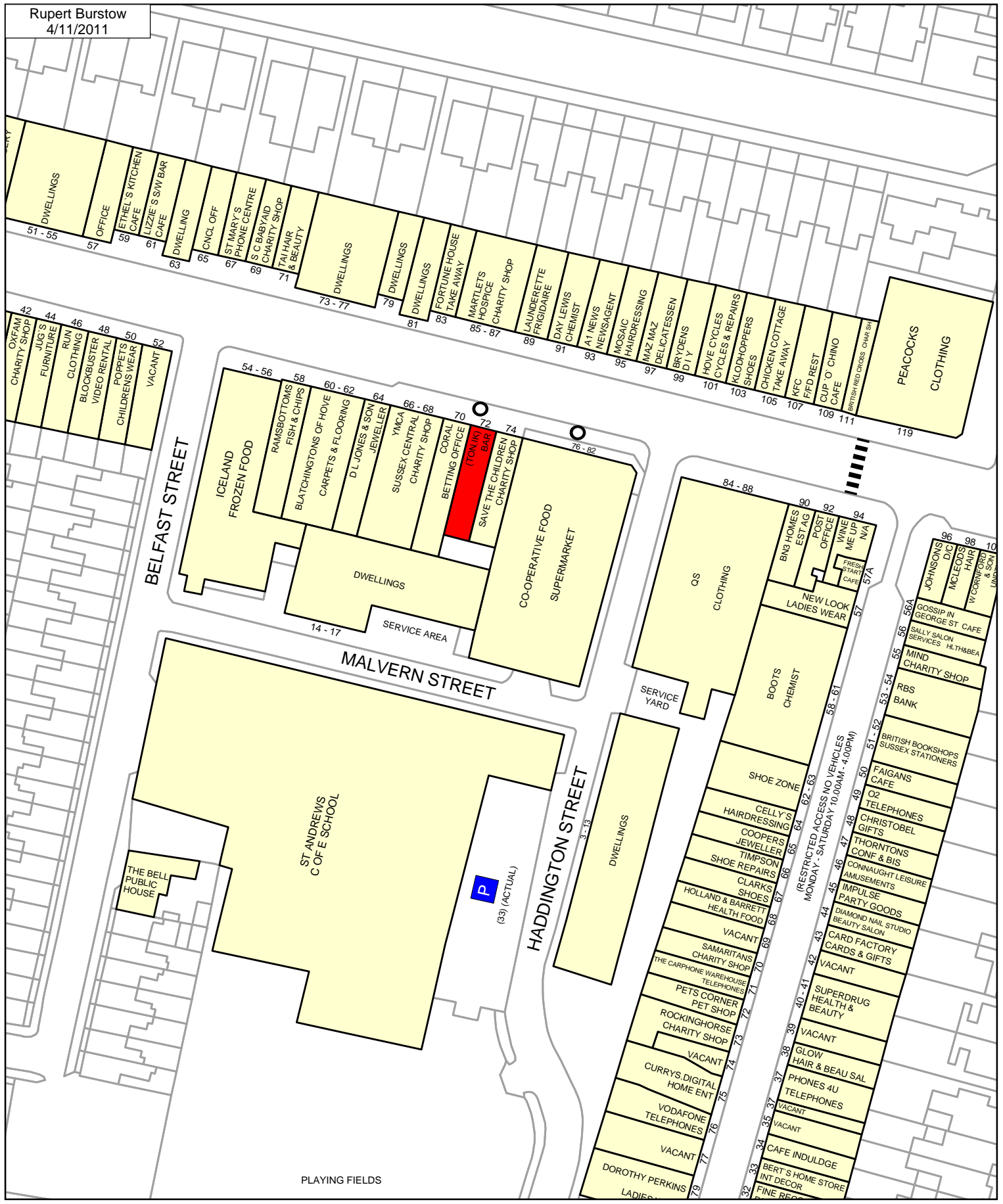
These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

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

Rupert Burstow
4/11/2011



50 metres

goad Network
For more information on our products and services:
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