



RUPERT BURSTOW
Property Consultancy & Acquisitions

RESTAURANT/TAKE AWAY (A3/A5) BUSY WESTERN ROAD LOCATION NEW LEASE AVAILABLE



**8 WESTERN ROAD
HOVE
BN3 1AE**

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8 WESTERN ROAD, HOVE BN3 1AE

LOCATION The property is situated in a highly prominent and central position in Western Road. The property is situated on the south side of the road between Waterloo Street and Little Western Street and is also directly opposite The Providence bar. Western Road/Church Road is Brighton and Hove's main commercial thoroughfare with numerous multiple and individual retailers, bars and restaurants and all of the major banks.

ACCOMMODATION The premises comprise a ground and lower ground floor restaurant as follows:

GROUND FLOOR

Internal width 15'8'
Internal depth 46'6"

645 sq ft (59 sq m)

W/C: Separate disabled WC with hand wash facilities

KITCHEN: 3'9" x 9'8" **36 sq ft**

Fully fitted to include:

- S.C.R Spot Lighting
- Over Door Fan
- Concertina Doors
- Extraction System
- 3 Phase Electrics
- Tiled Floor

LOWER GROUND FLOOR 36'8" x 15'11" **583 sq ft (53 sq m)**

KITCHEN: 9'10" x 7 **69 sq ft**

- Tiled Floor
- 2 x WC's + HWF

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £25,000 per annum exclusive

PREMIUM Offers invited in the region of £15,000 for the benefit of the licence



UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** £14,000
- **Rates Payable:** £5,796 (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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