



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

HIGHLY PROMINENT CENTRAL HOVE  
RESTAURANT/RETAIL PREMISES  
LOWER GROUND, GROUND AND  
MEZZANINE FLOOR  
GOOD ORDER THROUGHOUT  
TO LET



99 CHURCH ROAD,  
HOVE  
BN3 2BA

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## 99 Church Road, Hove, BN3 2BA

**LOCATION** Situated in a highly prominent and central position in the heart of Hove's premier commercial thoroughfare of Church Road. The property is surrounded by numerous multiple and single retailers, all of the major banks, numerous bars and restaurants and a few meters from Hove town hall.

**ACCOMMODATION** The premises comprise of a ground floor shop with first floor mezzanine restaurant area, basement kitchens and garden as follows:

**Ground Floor:** Internal width: 14'5 ft  
Internal depth: 36'8 ft  
**Total Sales Area: 526 sq ft (48.8 sq m)**

- Air conditioning
- 12 covers at present
- Cold display counter
- Servary bar
- Rancilio coffee machine
- Hand wash basin

**First Floor Mezzanine:** Internal width: 29'8 ft  
Internal depth: 14'5 ft  
**Total Area: 424 sq ft**

- 21 covers at present (scope for 30)
- Polished floor
- Wall lighting

**WC** **WC with hand wash facilities**

**Basement** **Prep room:** 12'3" x 12'8": 155 sq ft  
**Store:** 5'8" x 6'8": 37 sq ft  
**Wash area:** 4'3" x 8'9": 37 sq ft  
**Store:** 16'9" x 12'4": **206 sq ft**

**WC** WC with hand wash facilities and shower

**Garden** Large rear garden

**LEASE** A new sub-lease is available on fully repairing and insuring terms for a maximum of 15 years

**RENT:** £26,000 per annum exclusive

**PREMIUM:** Offers invited in the region of £25,000 for the benefit of the leasehold interest, licenses and fixture and fixings



## UNIFORM BUSINESS RATES

- **Description:** Restaurant and premises
- **Rateable Value:** 12,500
- **Rates Payable:** £5,775.00 (April 08/09)

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** Each party is to pay their own legal costs incurred

**VIEWING** Strictly via a prior appointment through agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**