



RUPERT BURSTOW
Property Consultancy & Acquisitions

STRICTLY PRIVATE AND CONFIDENTIAL
SUPERBLY PRESENTED CITY CENTRE
RESTAURANT PREMISES
VALUABLE LEASE FOR SALE



"LATINO"
36 CHURCH ROAD
HOVE

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These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

LATINO, 36 CHURCH ROAD, HOVE

LOCATION

Church Road, Hove is the major commercial thoroughfare servicing the local area with restaurants, bars, offices and shops. Many of the local businesses have been long established and include The Albion Public House and restaurants La Piazza, Otello and Orsino. Central Hove is a very heavily populated area and benefits from a local railway station in Goldstone Villas and regular buses in and out of the City centre.

ACCOMODATION

The restaurant is arranged over ground, basement and first floors as follows:

Ground Floor Restaurant

Gross Internal Width: 17'6"
Gross Internal Depth: 45"
Total Restaurant Area: 788 sq ft

- 70 covers
- Dumb waiter to kitchen
- Electronic till
- Stereo
- Coffee machine
- Spot lighting
- Polished wooden floors
- Ceiling fans
- Bar



First Floor Restaurant

Gross Internal Depth: 14'2"
 Gross Internal Width: 18'3"
Total Restaurant Area: 258 sq ft

- Entrance via large entrance/landing (15'3" x 6'5")
- 30 covers
- Strip wooden flooring
- Ceiling fans
- Large bay windows
- Male and female wc's with hand wash facilities



Basement

Back Room: 11'11" x 6'8"

- Store room
- WC (staff)

Hallway: 26'6" x 4'2"

- Storage
- Wine racking

Kitchen

Gross Internal Depth: 30"
 Gross Internal Width: 12'6"
Total Kitchen Area: 375 sq ft

- 6 ring gas hob x 2 with ovens
- Extraction
- Grill
- Miscellaneous stainless steel worktops
- Fryers x 2



- Griddle
- Hotplate
- Microwave x 2
- Double fridge/freezer
- Plate warmer
- Stainless steel sink x 3
- Dishwasher
- Large fridge x 2

Cold Room

- Large walk-in fridge
- Display fridge/freezer
- Chest freezer

Ancillary Storage

There is further storage at the front of the building which runs underneath the pavement outside.

Residential Accommodation

On the second floor there is a self contained one bedroom flat plus a further three large rooms plus kitchen and bathroom currently let out to staff.

TENURE	Leasehold						
LEASE	Twenty years from 25 th December 1992 (expiring December 2012)						
RENT	£30,000 per annum exclusive						
RENT REVIEWS	Four yearly, upward only rent reviews (next due December 2008)						
PREMIUM	Offers invited in the region of £149,950 (one hundred and ninety nine thousand nine hundred and fifty pounds)						
UNIFORM BUSINESS RATES	<table> <tr> <td>Description</td> <td>Restaurant and Premises</td> </tr> <tr> <td>Rateable Value:</td> <td>18,000</td> </tr> <tr> <td>Rates Payable:</td> <td>£6,661.59 (April 2008/2009)</td> </tr> </table> <p>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 01273291981</p>	Description	Restaurant and Premises	Rateable Value:	18,000	Rates Payable:	£6,661.59 (April 2008/2009)
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Rateable Value:	18,000						
Rates Payable:	£6,661.59 (April 2008/2009)						
VAT	VAT may be chargeable on the terms quoted						
LEGAL FEES	The ingoing tenant to be responsible for both parties' reasonable legal costs Incurred in the transaction						
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111						