



**RUPERT BURSTOW**

Property Consultancy & Acquisitions

**RARE RESTAURANT/CAFÉ OPPORTUNITY**  
**DOUBLE FRONTED PREMISES**  
**CENTRAL HOVE**  
**LEASE AVAILABLE**



**11-13 MONTIFIORO ROAD**  
**HOVE**  
**BN3 1RD**

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## 11-13 MONTIFIORO ROAD, HOVE, BN3 1RD

### LOCATION

Situated in a central position in the heart of Hove and in a mixed use area. Montifiore Road runs between Davigdor Road to the south and Old Shoreham Road (A27) to the north close to the Seven Dials commercial area. The premises is directly opposite the new private hospital development.

**ACCOMMODATION** The premises comprise of a double fronted restaurant premises with two basements as follows:

### NO 11

Internal width 17' 5"  
Depth 25' 6"

**Total restaurant area 443 sq ft**

To include:

- Large fitted bar with various equipment
- 20 covers

**WC** WC with hand wash facilities

**KITCHEN** 11' x 10' 3" **112 sq ft**

- 6 x Gas ring hob and oven
- 2 x Deep fat fryer
- Double stainless steel sink
- 2 x 4 Toasters
- 2 x Upright fridge
- Hygiene flooring
- Extraction system

**BASEMENT/ OFFICE/ STORE** 17' 7" x 10" **685 sq ft**

To include:

- CC TV system
- 2 x Chest freezer
- 1 x Upright freezer

**Seating area** 22' 2" x 7' 1" **156 sq ft**

- 20 Covers

### NO. 13

Internal width 17' 10"  
Depth 25' 5"

**Total Restaurant Area 454 sq ft**

To include:

- Suspended ceiling
- Recessed strip lighting
- 28 Covers



<b>WC</b>	Female WC with hand wash facilities	
<b>BASEMENT</b>	8' 8" x 18' (Accessed via a hatch)	<b>157 sq ft</b>
<b>FORECOURT</b>	8' 9" x 36'	

**TENURE:** Leasehold

**LEASE:** Currently held on an effective fully repairing and insuring 15 year lease from September 2003.

**RENT:** £18,000 per annum exclusive (inc VAT)

**PREMIUM:** Offers in the region of £49,950 for the benefit of the lease, fixtures and fittings and good will.

#### **UNIFORM BUSINESS RATES**

- **Description:** Shop and Premises
- **Rateable Value:** £13,250
- **Rates Payable:** £5,644.50 (April 11/12)

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**