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# LOCATION



The premises is situated on the southern side of Portland Road in Hove, just a stone's throw away from the intersection with Raphael Road and positioned in the midst of this bustling retail thoroughfare. The property is surrounded by a vibrant and densely populated residential neighbourhood, and it shares its vicinity with a mix of renowned national and local businesses, including the Co-Op Supermarket, Quaff Fine Wine Merchants, The Flour Pot Bakery, and The Westbourne Public House.

Additionally, the property offers excellent connectivity, with Hove Railway Station a mere 5-minute drive (or a 19-minute walk) to the east, Portslade Railway Station a 4-minute drive (or a 20-minute walk) to the west and Hove Seafront just a short trip to the south.

## Description

Portland Road remains a key commercial hub in Hove, known for its prominence. While it's perfectly suited for another pizzeria, this versatile, self-contained property can accommodate a diverse range of potential takeaway businesses. It's strategically located at the core of a vibrant residential and commercial neighbourhood.

## Key Features

- Fully Fitted Kitchen
- Portland Road, Hove Location
- Unique Takeaway Opportunity
- Ready for Immediate Occupation

## Accommodation

- Gross Frontage - 13'
- Maximum Internal Width - 16' 3"
- Maximum Internal Depth - 54' 1"

The property has undergone recent renovations, with the installation of modern extraction, a walk-in chiller, storage facilities, a service counter equipped with a POS system, and multiple stainless steel worktops. At the back of the property, there's a preparation area that includes a staff W/C and an extra dry storage room with convenient access to a rear courtyard.

**Total Ground Floor Accommodation: 622 sq ft (57.8 m2)**

## Lease

A lease dated from the 29th January 2007 for a term of 20 years - inside the Landlord and Tenant Act 1954 (as amended).

A lease which runs for 20 Years from 29th January 2007.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Passing Rent - £14,250 per annum exclusive.

## Rent Review

To be confirmed.

## Repairing Liability

Full Repairing and Insuring.

## Premium



Guide Premium of £39,500 (thirty-nine thousand, five hundred pounds) for the current trade, license, lease, fixtures and fittings.

Further details and inventory are available upon request.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £9,300
- Valid from 1 April 2023 to present

The potential benefit from Small Business Rates Relief.

## VAT

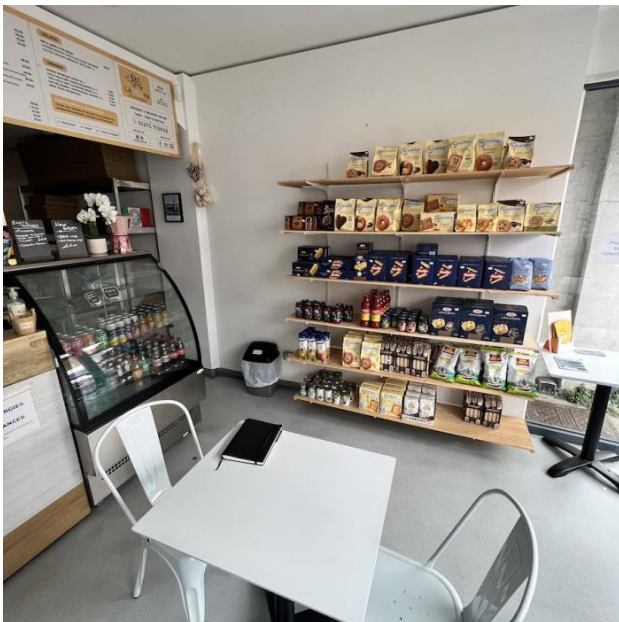
VAT is not payable on the terms quoted.

## Legal Fees

Each party is to be responsible for their own legal and professional fees.

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).











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