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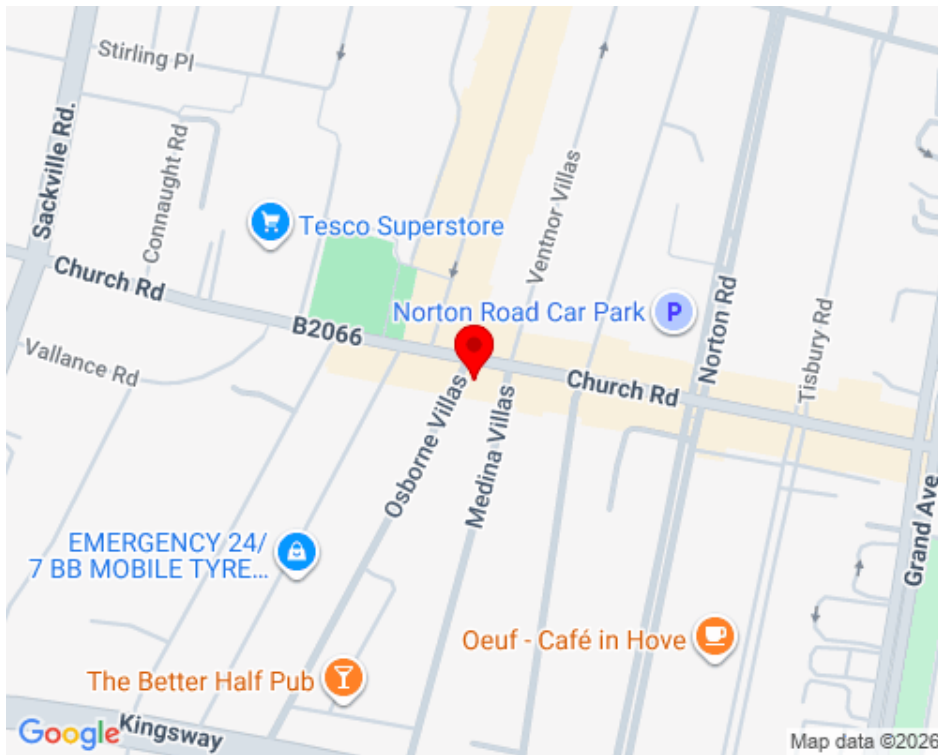
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128 Church Road, Hove, BN3 2EA

TO LET: PROMINENT CORNER RESTAURANT OPPORTUNITY WITH EXTENSIVE EXISTING FIT OUT AND LICENSE

LOCATION



The property occupies a highly prominent corner position on the south side of Church Road at its junction with Osborne Villas, within the heart of Hove's established commercial, retail and leisure district.

Church Road is widely regarded as one of Brighton and Hove's principal hospitality and retail destinations, benefiting from a strong surrounding residential catchment, substantial pedestrian footfall and an excellent mix of national and independent operators. Nearby occupiers include Gail's Bakery, Giggling Squid, Modelo Lounge, Pizza Express, Tesco and a range of well-established cafés, bars and restaurants, creating a vibrant and proven trading environment throughout the day and evening.

The property further benefits from excellent connectivity, with Hove Railway Station located approximately 850 metres to the north, providing regular services to Brighton, Gatwick Airport and London Victoria. Brighton city centre lies approximately 2 kilometres to the east, whilst regular bus services operate along Church Road, offering convenient access across the wider Brighton and Hove conurbation.

Description:

An exceptional opportunity to acquire a highly prominent corner restaurant premises occupying a landmark position within one of Hove's most established and affluent commercial and hospitality locations.

Situated on the corner of Church Road and Osborne Villas, the property benefits from extensive return frontage, excellent visibility and substantial levels of passing pedestrian and vehicular traffic throughout the day and evening.

Previously occupied by Franco Manca, the premises are offered with the benefit of a substantial existing fit-out and extensive hospitality infrastructure, representing a significant historic capital investment. The accommodation includes a fully fitted commercial kitchen, extensive extraction system, walk-in cold storage facilities, refrigeration equipment, air conditioning, bar installations, customer seating areas and a wide range of associated fixtures and fittings, providing an incoming operator with the opportunity to significantly reduce both fit-out costs and lead-in time to trading.

The existing layout currently accommodates approximately 60-65 internal covers, together with external seating for approximately 6-8 customers beneath an attractive awning frontage. The premises further benefit from a dedicated servicing and delivery entrance from Osborne Villas, allowing operational separation between customer-facing and back-of-house activities.

At basement level, the property benefits from extensive ancillary accommodation including a modern extraction system extending

approximately 7.16 metres in width, walk-in cold rooms and freezer facilities, staff welfare accommodation, storage areas and customer WC facilities.

The premises are considered suitable for a variety of restaurant, café, wine bar and hospitality concepts, subject to any necessary consents and licensing requirements.

Premium

Price on Application.

Significant premium offers are invited for the benefit of the extensive existing fit-out, commercial kitchen installation, extraction infrastructure, refrigeration equipment, walk-in cold storage facilities, fixtures and fittings, licences and associated restaurant infrastructure.

An inventory schedule is available to genuinely interested parties upon request.

Premises Licence

The premises benefit from an existing Premises Licence permitting the sale of alcohol for consumption on the premises from 08:00 to 22:30 Monday to Saturday and from 08:00 to 22:00 on Sundays.

The licence permits opening hours from 08:00 to 23:00 Monday to Saturday and from 08:00 to 22:30 on Sundays.

The licensed area includes the external seating area fronting Church



Road, allowing alcohol to be consumed externally, subject to the licence conditions. The premises also benefit from a number of historic licence variations which have removed previous restrictions relating to vertical drinking, waiter/waitress service requirements, use of the Osborne Villas frontage and the management of the premises.

A copy of the Premises Licence and associated conditions is available upon request.

Key Features:

- Landmark Corner Restaurant Opportunity on Hove's Premier Leisure Pitch
- Extensive Existing Fit Out and External Seating
- Existing Premises Licence with Licensed Outside Trading Area
- New Lease Available with Premium Sought for Fit Out, Extraction and Infrastructure

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMlg1,494138.80Ground
Floor1,382128.39Total2,876267.19

Rent:

£78,000 per annum

Terms:

Rent: £78,000 per annum, exclusive.

Available by way of a new, effective Full Repairing and Insuring lease for a term to be agreed.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

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

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.















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