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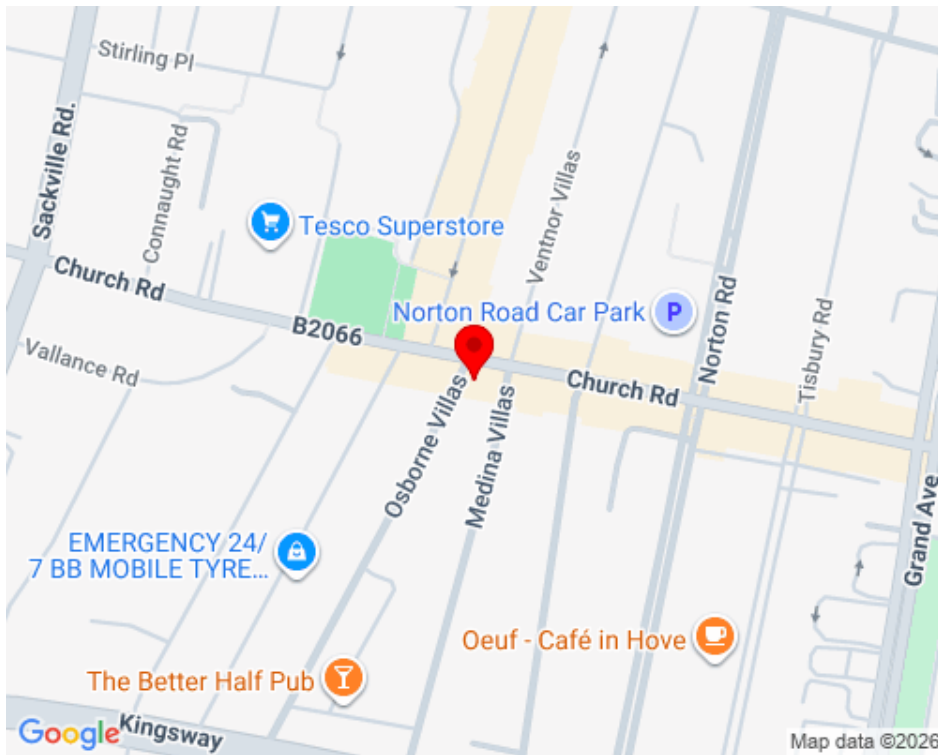
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128 Church Road, Hove, BN3 2EA

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 secure a highly prominent corner restaurant premises situated within the heart of Hove's established commercial and hospitality district. Occupying a landmark position on the corner of Church Road and Osborne Villas, the property benefits from extensive frontage, excellent visibility and strong levels of passing pedestrian and vehicular traffic.

The premises were previously occupied by Franco Manca and are offered with the benefit of an extensive existing fit out, including a fully equipped commercial kitchen installation, substantial extraction infrastructure, bar facilities, customer seating areas and associated hospitality fixtures and fittings, providing an excellent opportunity for an incoming operator to significantly reduce initial capital expenditure and fit out costs.

The existing configuration currently provides approximately 60-65 internal covers together with external seating for approximately 6-8 covers beneath an attractive awning frontage. The property further benefits from a separate entrance from Osborne Villas, suitable for delivery collections and servicing access, allowing clear operational separation between customer and delivery trade.

At basement level, the premises benefit from a modern extraction system measuring approximately 7.16 metres in width, together with extensive ancillary accommodation including walk-in cold rooms, freezer facilities, staff areas and customer WC facilities.

The accommodation is considered suitable for a variety of restaurant, café and hospitality concepts, subject to the necessary

consents and licensing requirements.

Premium

Price on Application. Significant premium offers are invited for the benefit of the existing fixtures and fittings, extraction system, commercial kitchen installation, licences and associated restaurant infrastructure.

Further details available 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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gravesjenkins.com



Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB