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97 Church Road, Hove, BN3 2BA
TO LET: PRIME RESTAURANT IN CENTRAL HOVE

LOCATION



The densely populated residential area that is Church Road, Hove continues to be a very popular destination for restaurant operators and represents one of the most prominent and in-demand retail and restaurant areas in the region. Situated on the northern side of the busy thoroughfare and within proximity to both Grand Avenue and Third Avenue, this location is surrounded by several locally and nationally recognised tenants including Café Nero, Pizza Express, Otello, Fatto a Mano to name a few. The area is also populated by some major office buildings including the Hove Town Hall in which Brighton & Hove City Council offices are located. Central Brighton is less than a mile away to the east and Portslade is approximately 3 miles to the west.

Description

A unique opportunity to occupy a well presented restaurant premises in the heart of Hove's busy Church Road that is ready for almost immediate trade. This restaurant benefits from A3 and A5 consent alongside a restaurant alcohol license (7 days a week until 11pm), fully fitted and upgraded extraction, outside seating, and suitable CCTV and music system in place.

Key Features

- Prime Ground Floor Restaurant with Basement
- Substantial & Attractive Frontage
- South Facing Outside Seating
- To Let

Accommodation

Ground Floor Restaurant Accommodation With Lower Ground Floor Stores 1533 sq ft (142.42 m2)

With its own private entrance on Church Road, the restaurant in its current configuration allows for approximately 30-40 covers and an additional 10-12 covers outside.

- Gross Frontage - 15'95"
- Internal Width - 15'95" widening to 18'29" to rear.
- Total Depth - 72'7"
- Total Restaurant Area - 592.70 sq ft (55.06 m2)
- Total Ground Floor Area - 1,008.24 sq ft (93.7 m2)

Premises fitted with high spec extraction, music system, LED dimmed lighting and CCTV. DDA compliant Male and Female W/C facilities are located at the back of the ground floor alongside additional staff facilities. There is a further fire door providing access to a small rear courtyard garden.

Lower Ground Floor: Includes a carpeted office space and a separately accessed store area which is currently being used has an alcohol/food stock room - 524.44 sq ft (48.72 m2).

Lease

A new lease for a term to be agreed.

Commencing Rent - £38,000 per annum exclusive.

Rent Review

To be negotiated.

Repairing Liability

An effective Full Repairing & Insuring lease.

Premium

Guide Premium of £10,000 plus vat (ten thousand pounds) for the lease, goodwill and all fixtures and fittings.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and premises
- Rateable Value: £25,250.00
- Rates Payable: £12,599.75
- Valid from: 1 September 2018

VAT

The building has been elected and therefore VAT will be payable on the terms quoted.

Legal Fees

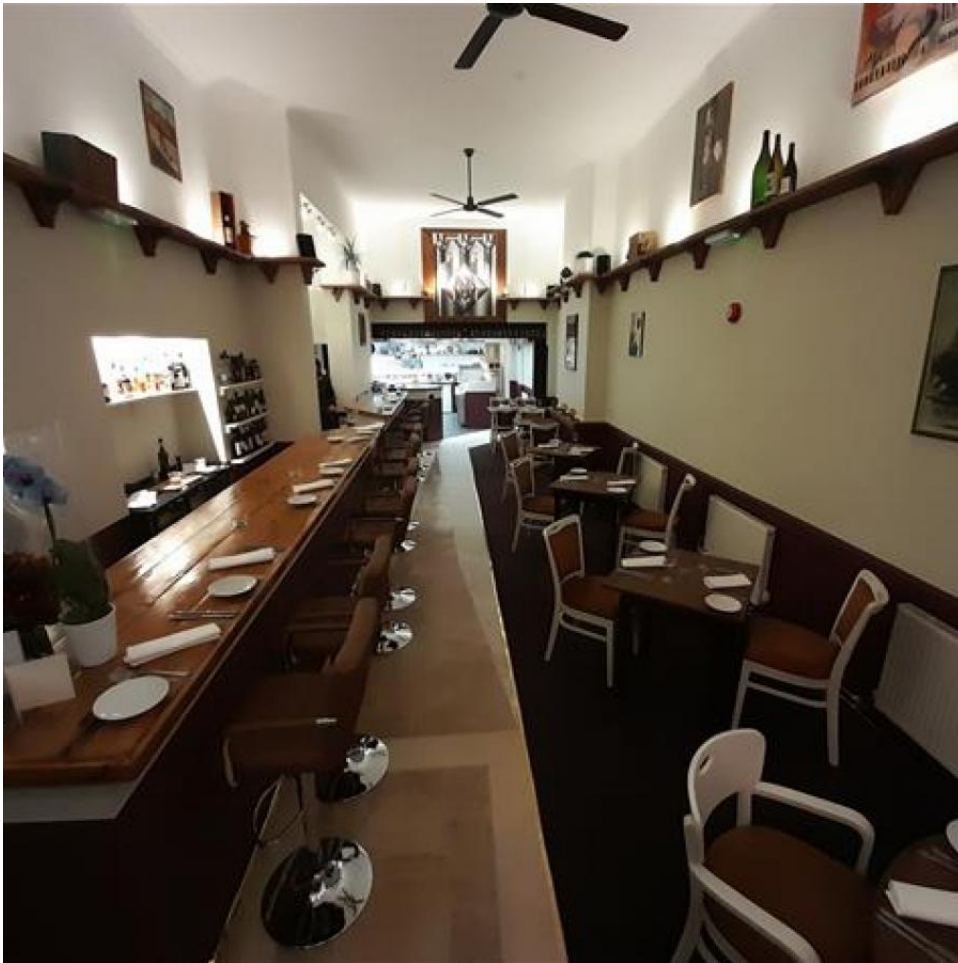
Each party to pay their own legal fees.

Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins









GET IN TOUCH
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