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96 Portland Road, Hove, BN3 5PJ
PROMINENT TAKEAWAY UNIT

LOCATION



Situated on the southern side of Portland Road, close to the corner of Westbourne Street, on a mid-point along the busy retail thoroughfare. Surrounded by a densely populated residential area and close by is the Co-Op Supermarket and The Westbourne Public House, amongst other national and local business outlets. Portslade Railway station is to the west.

Description

This prime takeaway unit, trading across Ground and Lower Ground Floor, is ideally suited for another Indian takeaway operator, yet may also lend itself to an alternative takeaway offering given the working extraction, large window frontage, storage capacity and rear courtyard space.

The premises currently has an open plan trading area with server counter, alongside a waiting area located to the front of the demise. Towards the rear, a corridor leads to a fully fitted kitchen with full working extraction, burner gas hob with oven, Tandoori oven, and stainless-steel work tops. Access is also provided to the lower ground floor and rear courtyard. The lower ground comprises of multiple rooms, currently used as storage, with staff showers and w/c's.

Key Features

- Prominent Location - Portland Road
- Immediate Occupation
- High Pedestrian Flow both Day & Night
- New Lease Available

Accommodation

A prominent takeaway in the heart of Portland Road, Hove, with a large attractive frontage, commercial kitchen and full extraction.

- Gross Frontage - 14'
- Maximum Internal Width - 13'16

- Maximum Internal Depth - 25'85
- Total Ground Floor Accommodation - 690 sq ft (64.10 m2)
- Total Lower Ground Floor Accommodation - 274 sq ft (25.46 m2)

Total Accommodation - 964 sq ft (89.56 m2)

Lease

New Lease Available.

Commencing Rental £13,000 pax.

Premium

£12,500 (twelve thousand, five hundred pounds) for the benefit of a new lease, take-away license and fixtures and fittings.

Rent Review

By way of negotiation.

Repairing Liability

Effective Full Repairing and Insuring by way of a service charge.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £7,700



- Rates Payable: £3,780
- Valid from: 2019 (current)

VAT

The property may be elected for VAT and therefore VAT may be payable on the terms quoted.

Legal Fees

In-going tenant to pay landlord's reasonable legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.











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gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



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