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PROPERTY PEOPLE

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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

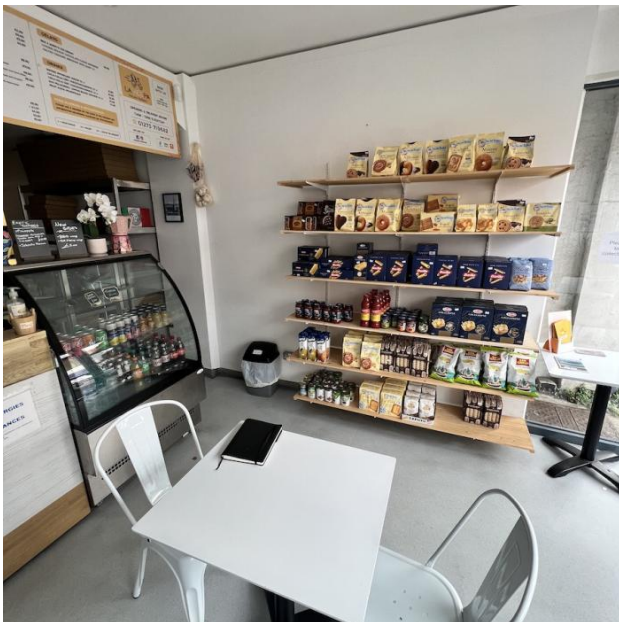
VAT is not payable on the terms quoted.

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).









GET IN TOUCH
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