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166 Church Road, Hove, BN3 2DL

LEASE AVAILABLE: RARE ESTABLISHED CAFE/RESTAURANT/TAKEAWAY  
PREMISES

# LOCATION

Nestled along the coveted Church Road in Hove, this premises remains a popular spot for a diverse range of businesses. It stands as a prominent and high-demand hub for retail/dining/takeaway businesses, attracting attention from various operators.

Positioned on the southern side of this bustling thoroughfare, the premises is surrounded by a constellation of both local and nationally recognised establishments and finds itself amidst significant office complexes, including the Hove Town Hall which houses the offices of Brighton & Hove City Council.

The surroundings are enriched by a densely populated residential neighbourhood, benefiting from its proximity to the eastern Brighton City Centre, the western Portslade, and Hove Station within walking distance to the North.

## Description

A unique opportunity to occupy a well-presented cafe/restaurant/takeaway premises in the heart of Hove's busy Church Road, ready for immediate trade.

This restaurant benefits from an attractive large display frontage, Class E property use (to include A1, A3 and A5 consent), a recently installed fully fitted kitchen with extraction, and rear enclosed outside seating.

## Key Features

- Ground Floor Trading Area with Rear Garden
- Recently Refurbished Lower Ground Floor Kitchen
- Attractive Display Frontage
- Lease For Sale

## Accommodation

Arranged over Ground and Lower Ground Floors, with attractive shopfront as follows:

Ground Floor Trading Area: 372 sq ft (34.6 m2) - with rear WC.

Ample floor-to-ceiling height, abundant natural light, free-standing tables and chairs, wooden board flooring, front area for service/seating (approx 6 covers), and additional rear seating (approx 12 covers). Rear access to an enclosed garden area.

Lower Ground Floor Kitchen: 247 sq ft (22.9 m2).

Lower Ground Storage Area: 139 sq ft (12.9 m2).

Recently installed fully-fitted kitchen to include industrial flooring, modern extraction system and multiple stainless steel preparation surfaces with adjacent storage facility.

**Total Accommodation: 759 sq ft (70.5 m2)**

## Lease

10 years from 2021.

The lease is inside the Landlord and Tenant Act 1954 - Part II (as amended).

Rent - £15,000 per annum exclusive.

## Rent Review

Every fifth anniversary of the date of this lease.

## Repairing Liability



Internal Repairing (Including Shopfront) & Insuring.

## Premium

Guide Premium of £50,000 (fifty thousand pounds) for the lease, goodwill and all fixtures and fittings found on the premises which would suit a variety of operators.

- Inventory available on request.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £10,000.00
- Rates Payable:
- Valid from April 2023 to present

The potential benefit from small business rates relief.

## VAT

The building has not been elected and therefore VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees.

## Viewing Arrangements

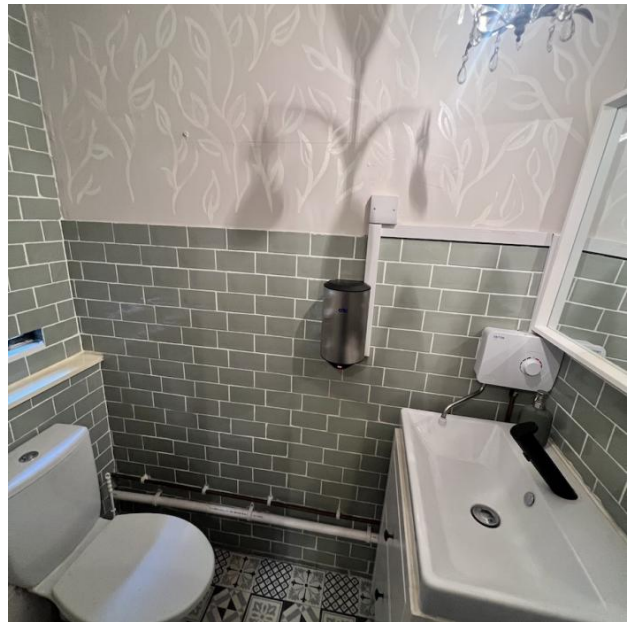
Strictly via prior appointment through Sole Agents Graves Jenkins (01273 701070).













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