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La Piazza, 80 Western Road, Hove, BN3
2JQ

LEASE FOR SALE: SUPERB ESTABLISHED RESTAURANT/BAR PREMISES

LOCATION

Nestled along the southern flank of Western Road, at its western terminus, this prime location offers commanding views of Palmeira Square. It is enveloped by a diverse array of local retail and hospitality establishments, complemented by upscale residential accommodations in Palmeira Square and St. Johns Road.

This area is renowned for its culinary diversity, making it a sought-after destination for dining enthusiasts throughout the day. The vicinity shares its environs with a prestigious coffee shop and a well-regarded off-license establishment. Nearby, one can find The Wick Inn, a convenient Tesco Express outlet, and the esteemed Implant Centre.

Palmeira Square, Brunswick Square, Adelaide Crescent, and the inviting Hove seafront are all within a short and pleasant walking distance, further enhancing the accessibility and desirability of this exceptional locale.

Description

A unique and exceptional opportunity to acquire meticulously maintained, fully-equipped, and licensed restaurant/bar premises with a well-established presence in the heart of Central Hove. It stands prepared for immediate occupancy, making it an attractive proposition for a number of operators.

La Piazza holds an esteemed reputation in the local dining scene, celebrated for its exceptional service, inviting ambience, and exquisite cuisine. Recognised as the third-best dining destination in the prestigious Brighton Eating Guide, the establishment exudes an air of sophistication with vintage-inspired decor, exposed brickwork, and a delightful continental charm that fosters a warm and hospitable atmosphere.

Key Features

- Immaculate Two-Storey Restaurant/Bar premises.
- Sough-after Hove Location.
- Fully Licensed.
- Leasehold – Freehold is also available on request.

Accommodation

- Main Gross Frontage: 28ft
- Internal Width: 26'6"
- Restaurant Depth: 33'6"

This establishment spans across four floors, to include:

Ground Floor: 995 sq ft (92.4 m2) to include a Rear Kitchen/Preparation Area of 115 sq ft (10.7 m2)

A spacious, open-plan trading area air-conditioned throughout and thoughtfully furnished with banquet seating complemented by free-standing tables and chairs, accommodating approximately 50 diners. Convenient rear access is provided, featuring a wheelchair-accessible WC that adheres to DDA compliance standards, as well as a rear Kitchen/Preparation Area.

First Floor: 880 sq ft (81.8 m2)

Open plan modern staircase leading to an impeccably designed additional air-conditioned dining area, which has previously served as both a private dining space and a specialist drinks/cocktail bar area. At present, it is configured to accommodate 55 guests.

Restaurant trading over two floors - 1,875 sq ft (174.2 m2)

Second Floor: 295 sq ft (27.4 m2)

Versatile space that can serve as a private storage/office facility or potentially be transformed into a residential flat, pending the acquisition of necessary consent.



Basement: 590 sq ft (54.8 m2)

A fully fitted modern kitchen facility boasting a full-length extraction system and multiple stainless steel preparation areas. This area also includes a walk-in fridge/freezer, tiled flooring, and an array of specialised catering equipment. Adjacent to the kitchen, you'll find storage areas, staff quarters, and separate Male/Female customer restrooms.

Total Accommodation: 2,760 sq ft (256.4 m2)

Additionally, the premises offer a covered outdoor seating area, accommodating approximately 20 covers. This al fresco section is thoughtfully equipped with electric patio heaters for added comfort and convenience, and it features a concertina-glazed shop frontage, seamlessly blending the indoor and outdoor spaces.

Inventory

The entire property presentation is impressive and not only is the accommodation itself fitted to an extremely high standard, but the inventory is extensive and would suit any form of restaurant business.

A full inventory can be made available to interested parties and be included in the sale.

Lease

A Full Repairing & Insuring unexpired lease with 4 years remaining with no further rent reviews (details to be confirmed).

Rent

Commencing Rent - £55,000 per annum exclusive.

Business Rates

To be confirmed.

Premium

Offers invited in the region of **£175,000 (one hundred and seventy-five thousand pounds)** for the leasehold interest, all fixtures and fittings on the premises, license and business goodwill.

N.B – The Freehold interest available – please enquire for further information.

VAT

We understand the property is not elected for VAT and therefore VAT is not payable on the terms quoted.

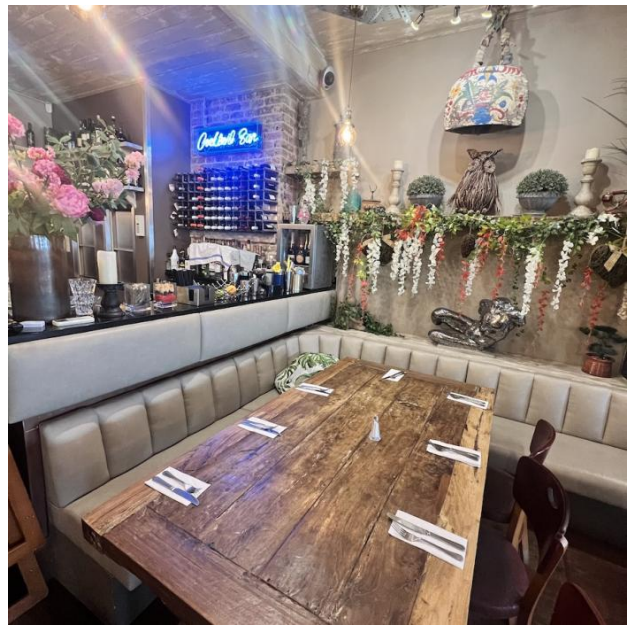
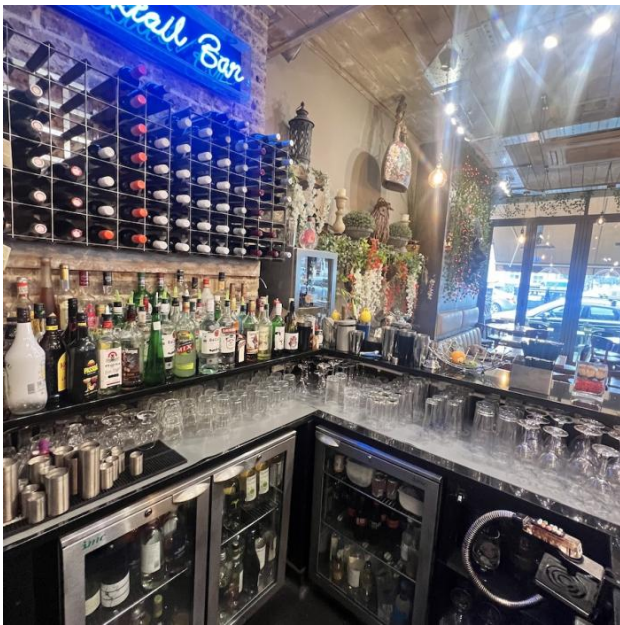
Legal & Professional Costs



Each party is to be responsible for their own costs in the transaction.

Viewing Arrangements

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











GET IN TOUCH
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



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