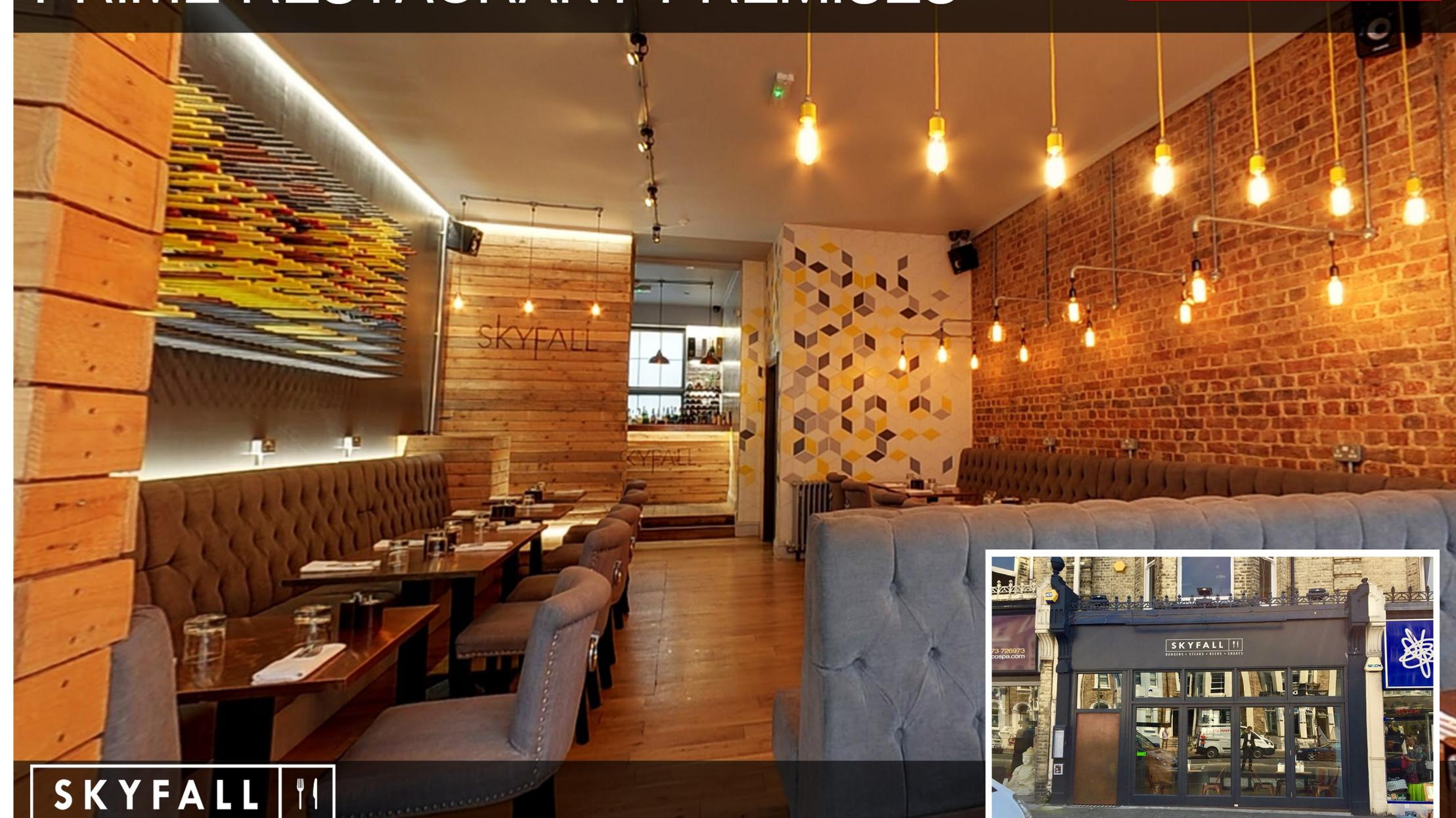


lease for sale

PRIME RESTAURANT PREMISES



SKYFALL 

42 CHURCH ROAD, HOVE BN3 2FN

Location

Situated in the prime retail thoroughfare of Church Road where many retail, restaurants and professional operators are represented (see location plan below). Hove rail station is within walking distance (0.7 miles) and Brighton city centre is approximately 1.2 miles.

Description

The premises comprise a fitted restaurant arranged over ground and first floors with basement kitchen, prep room and storage. There is additional ancillary space on the second, third and fourth floors.

Ground floor restaurant	width 17.75 ft (5.41m) overall depth 45.75 ft (13.94m) providing a floor area of 672.9 sq ft (62.5 sq m)	
First floor restaurant	width 18.25 ft (5.56m) overall depth 29.99 ft (9.14m) providing a floor area of 267.18 sq ft (24.82 sq m)	
Basement	kitchen, prep room and storage male & female WC's	541 sq ft / 50.3 sq m
Second floor	1 room, kitchen, WC	275 sq ft / 25.5 sq m
Third floor	2 rooms	359 sq ft / 33.3 sq m
Fourth floor	2 rooms	265 sq ft / 24.6 sq m



epc rating

D 76-100

78

This is how energy efficient the building is.

Rateable Value: £25,250

Planning: The restaurant has A3 planning consent

amenities and services not tested
all measurements are approximate

Terms: An assignment of the existing lease from 23rd September 2005 for a term of 16 years expiring 22nd September 2021 at a present rental of **£30,000 per annum exclusive**, next rent review 23rd September 2017. Alternatively a sub-lease may be available, terms on application.
premium upon application

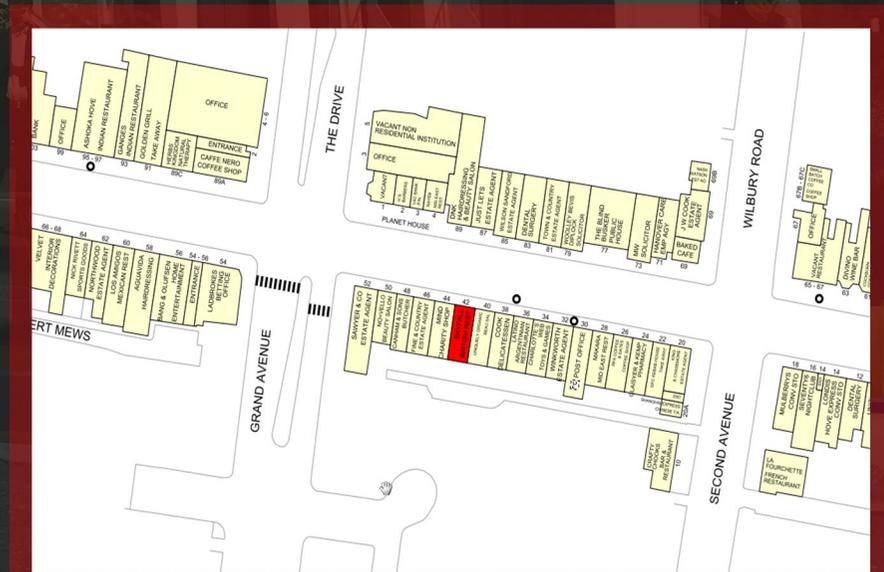
Viewing: by strict appointment with sole letting agents, GRAVES SON & PILCHER LLP



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www.gsp.uk.com



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