

# PRIME RESTAURANT SITE

# TO LET



**116 CHURCH ROAD**  
**HOVE BN3 2EA**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated on the southern side of Church Road, Hove, one of the main commercial thoroughfares of the city. Local and national traders, including Otello, Giggling Squid, Hixon Green, HSBC Bank, Franco Manca and Gail's Bakery are close by and Hove seafront is a short walk south.

## Accommodation

Rare availability to occupy this prime turn-key restaurant opportunity in central Hove. The property has undergone substantial refurbishment and comprises of ground, lower ground and first floor commercial trading with second floor residential accommodation. The ground floor comprises of fully fitted bar, LED plus hung lighting, timber flooring, dumbwaiter, separate male and female WC facilities with banquet and free standing tables and chairs for circa 30 covers. Access to the rear leads to a covered outside terrace area for 45 covers with separate access also available from Albany Villas. At first floor level is a fully fitted commercial kitchen with full extraction system, stainless steel work tops, various cooking equipment and separate preparation kitchen plus store.

Ground Floor	565 ft <sup>2</sup>	52.4 m <sup>2</sup>
Basement	172 ft <sup>2</sup>	15.9 m <sup>2</sup>
Terrace	852 ft <sup>2</sup>	79.1 m <sup>2</sup>
First Floor	688 ft <sup>2</sup>	63.9 m <sup>2</sup>
Second Floor Flat		
<b>Total Accommodation</b>	<b>2,277 ft<sup>2</sup></b>	<b>211.5 m<sup>2</sup></b>

The residential accommodation on the second floor is arranged as a 2/3 bedroom flat with large kitchen/lounge, WC and separate bathroom. Access to the flat is provided internally or from the rear terrace area.

## Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£70,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

## Premium

Offers are invited at a guide premium of £100,000 for fixtures and fittings, premises licence and goodwill. A full inventory is available on request.

**Rateable Value** £22,250      **EPC Rating** B

Viewing arrangements via sole joint agents **Graves Son & Pilcher LLP - 01273 321123** and **SHW - 01273 876218**

amenities and services not tested



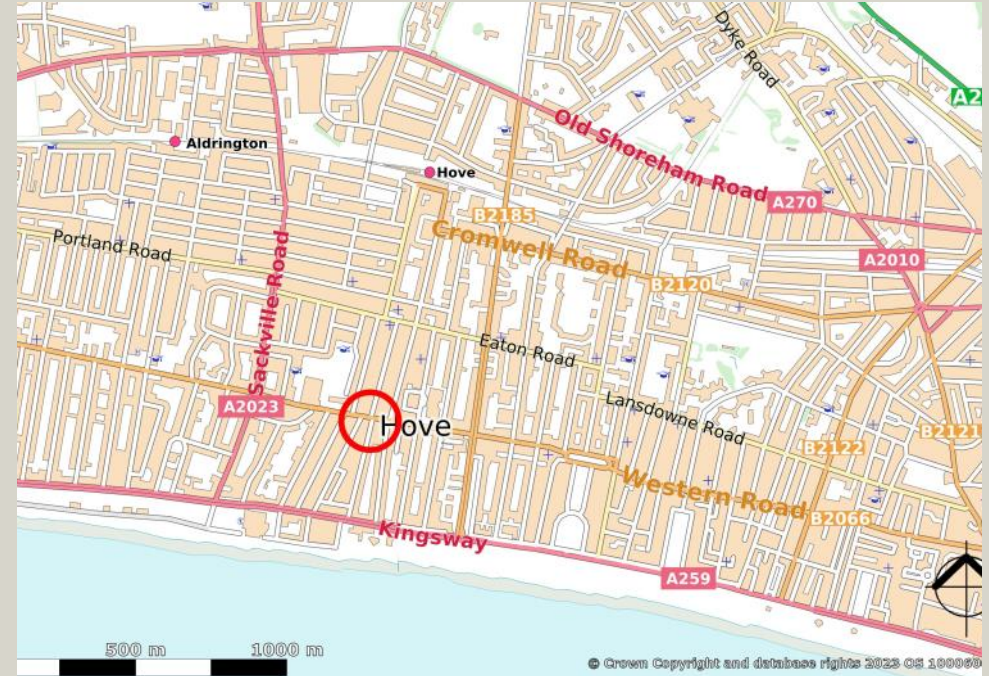
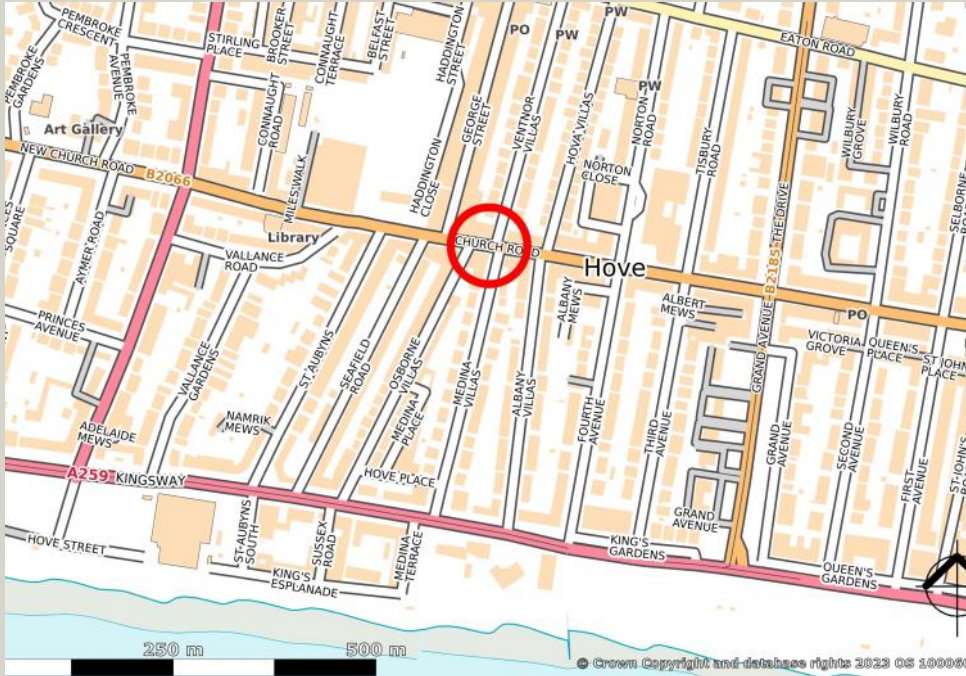
01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





01273 321123

www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.