

PRIME RESTAURANT SITE

**LEASE
FOR SALE**

EST.

1897

CONFIDENTIAL RESTAURANT SALE

WESTERN ROAD, HOVE



01273 321 123

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Location

Situated in the heart of central Hove and within the sought-after area of Palmeria Square is this end of terrace return frontage restaurant. Local and national traders close by include Cin Cin Hove, Fatto a Mano Hove, Hove Place Public House, Flour Pot Bakery, Wild Flor and Caffè Nero.

Accommodation

A unique opportunity to acquire this prime restaurant site in the heart of Hove configured over ground and lower ground floors. The previous tenant has extensively refurbished the accommodation to a high standard and the space lends itself to a number of restaurant concepts. Configured as open plan on the ground floor with preparation area, storage space, office and staff plus male and female customer toilet facilities on the lower ground floor. The commercial kitchen can be found to the rear of the ground floor with stainless steel worktops, gas oven and hob, 2 x pizza ovens, stainless steel wash basin and commercial extraction. A fully fitted bar can also be found on the ground floor with coffee machine, fridges and dumbwaiter. The property benefits from a premises licence allowing for drinking whilst seated and without food. A full inventory is available on request.

The return frontage allows for external seating for 25 covers.

Ground Floor	717 sq ft / 66.6 sq m
Lower Ground Floor	473 sq ft / 43.9 sq m
Total Accommodation	1,190 sq ft / 110.5 sq m

Terms

The premises are held on a full repairing and insuring lease, inside the landlord and tenant act 1954, for a term of 21 years from 20th February 2006 at a current passing rent of £37,000 per annum inclusive of VAT with upwards only rent reviews at every fifth anniversary. The premises is elected for VAT.

Premium

Offers are invited on a guide premium of **£120,000** for the leasehold interest, restaurant goodwill, licenses and fixtures and fittings.

Rateable Value - £17,000

EPC - Applied For

amenities and services not tested
all measurements are approximate

Viewing by appointment with sole selling agent GRAVES SON & PILCHER LLP



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