



Established Takeaway Premises with 3 bed maisonette

62 Western Road
Hove, BN3 1JD

Class E Retail / Leisure

TO LET

1,627 sq ft
(151.15 sq m)

- Sui Generis Use
- Prominent glazed shop front
- Fully fitted commercial kitchen
- Newly refurbished 3 bedroom maisonette over first & second floors
- Gas Central Heating
- Grade II Listed
- Prime Hove location with high year-round footfall

62 Western Road, Hove, BN3 1JD

Summary

Available Size	1,627 sq ft
Rent	£43,000 per annum
Rateable Value	£15,250
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

Configured as a ground and lower ground floor takeaway with self contained 3 bedroom maisonette over. The maisonette has recently been refurbished, new kitchen & bathrooms, new flooring & contemporary redecoration. On the first floor it offers an open plan kitchen/lounge overlooking Western Road, bedroom and W/C. To the second floor there are 2 additional bedrooms, and a family bathroom.

The ground and lower ground floor was home to a locally well-known takeaway for 50 years, we are now looking for an esteemed replacement. The ground floor comprises of a ground floor trading area with wood, panelled flooring, LED lighting, prominent glazed shop front and a fully fitted commercial kitchen to the rear. The basement area benefits from w/c facilities and storage space with a ceiling height of 2.8 meters. The premises was previously trading as Grubbs Burgers under Sui Generis use. No premium.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	260	24.15
Basement	366	34
First and Second Floor Maisonette	1,001	93
Total	1,627	151.15

Location

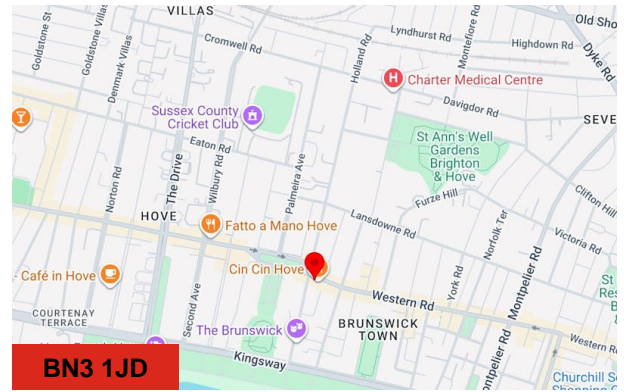
Situated in a prominent position on the south side of Western Road, Hove. The area benefits from an eclectic mix of independent traders, national retailers, cafes, restaurants and bars. The seafront is 0.2 miles to the south with Palmeria Square to the east. Western Road is well serviced by frequent bus routes and a strong year-round footfall, Brighton & Hove stations are within approximately 15 minute walk, offering direct connections to London and Gatwick Airport.

Terms

The premises are TO LET on a new full repairing and insuring lease for the whole building for a term to be agreed at a commencing rental of £43,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Council Tax

Band A



Viewing & Further Information



James Bryant

01273 267245

jb@gsp.uk.com



Erin Mann

01273 321 123

em@gsp.uk.com