



Established Takeaway Premises

62 Western Road
Hove, BN3 1JD

TO LET

626 sq ft
(58.16 sq m)

- Sui Generis Use
- Prominent glazed shop front
- Fully fitted commercial kitchen

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Summary

Available Size	626 sq ft
Rent	£25,000 per annum
Rateable Value	£15,250
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

The premises comprises of a well presented 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.

Accommodation

The accommodation comprises the following areas:

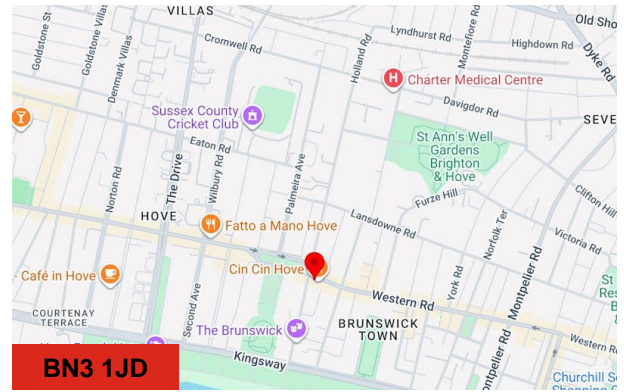
Description	sq ft	sq m
Ground Floor	260	24.15
Basement	366	34
Total	626	58.15

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 a term to be agreed at a commencing rental of £25,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.



Viewing & Further Information



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