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120 Church Road, Hove, East Sussex, BN3
2EA

TO LET: PRIME RESTAURANT IN BUSY HOVE AREA

LOCATION

Located on the south side of a bustling commercial street, this restaurant occupies a mid-terrace unit. The area is highly sought-after, known for its vibrant mix of retail and dining establishments that cater to the local community.

The restaurant is situated next to Otello and Shandiz restaurants and in close proximity to Hixon Green, Franca Manca, Giggling Squid, and several other eateries, coffee bars, and cafes. Additionally, the vicinity is home to prominent businesses such as Timpsons, Barclays Bank, Moss Bros, Gails Bakery, HSBC, and Subway, further adding to the established and renowned traders in the area.



Description

A well-presented restaurant over ground and basement floors with a full extraction system, new gas installation, concertina shopfront, male/female WCs, partially-fitted kitchen and rear access.

Key Features

- New lease available on flexible leasing terms
- Licensed premises
- Established catering location
- New gas installation

Accommodation

Arranged over Ground and Basement floors, with attractive shopfront all arranged as follows:

Ground Floor

- Gross Frontage: 20'
- Internal Width: 19' 6"
- Restaurant Depth: 51' 6"
- Total Depth: 68' 6"

Total Restaurant Area: 905 sq ft (84 m²)

Rear Kitchen Area - 17' x 19' 8" – 335 sq ft (31 m²), with access out to side external refuse area.

Total Ground Floor: 1,240 sq ft (115 m²)

The previous occupier arranged the restaurant as approximately 50 covers with a range of banquet seating and free-standing tables and chairs with a further 8 seats as bar stools around a servery bar area. Any new incumbent can reform and refurbish the accommodation.

The rear Kitchen area is fitted with a full extraction system, industrial flooring and various stainless steel preparation areas.

The front staircase leading to the basement is divided into three areas.

Front male/female WCs – fully fitted.

Middle Private Dining area 8' 4" x 19' 2" – 160 sq ft (14.9 m²), approximately 16 covers.

Rear Preparation Kitchen area 9' 11" x 18' – 177 sq ft (16.4 m²) with extraction system, industrial flooring, stainless steel preparation areas and walk-in fridge/freezer.

Total Basement: 337 sq ft (31.3 m²)

Lease



A new lease is available on flexible leasing terms.

Guide Rent - £45,000 per annum, exclusive.

Price

The Ground Floor is also available for virtual freehold purchase, subject to contract and full vacant possession.

Guide Sale Price - £625,000 (Six Hundred and Twenty-Five Thousand Pounds).

Business Rates

- Billing Authority: Brighton & Hove
- Description: Restaurant and premises
- Rateable Value: £30,750
- Rates Payable: -
- Valid from: 1st April 2023 to present

VAT

VAT will not be payable on the terms quoted.

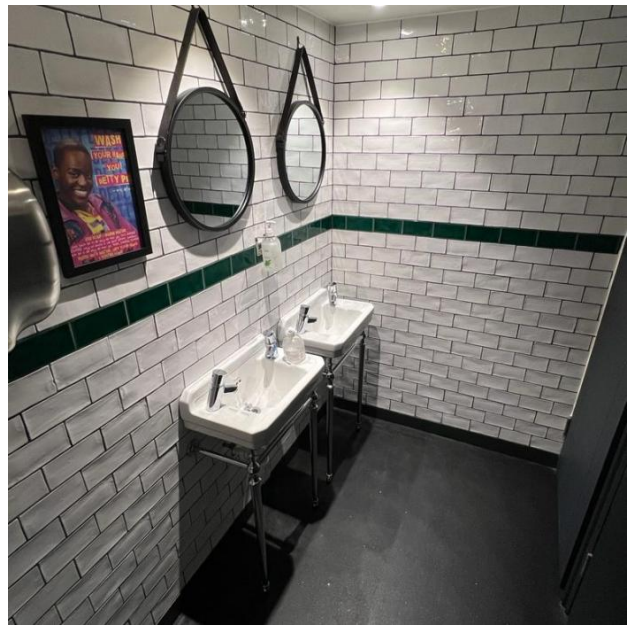
Legal Fees

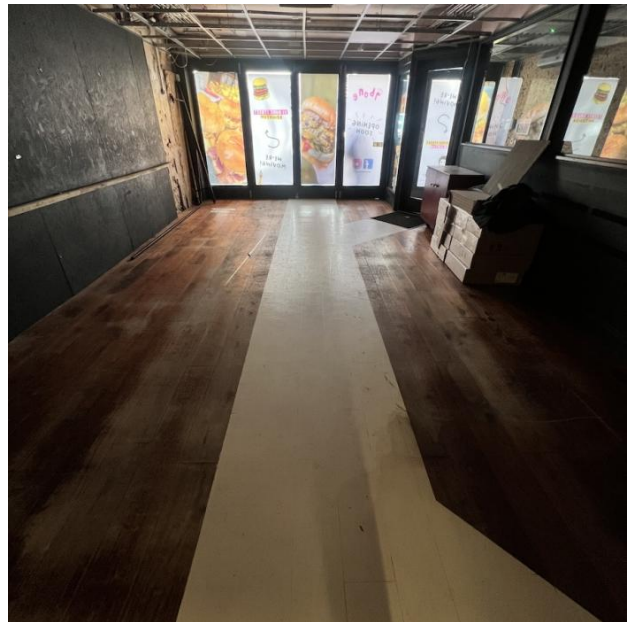
Each party is to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











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