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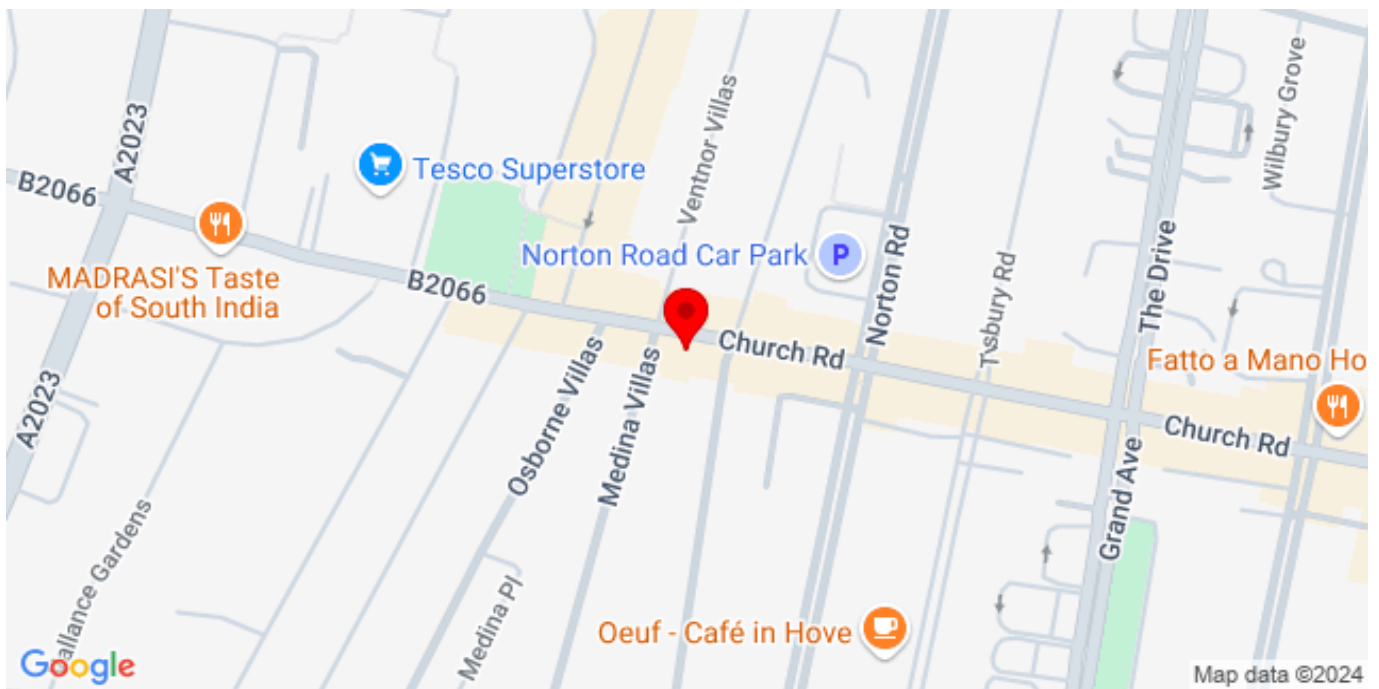
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120 Church Road, Hove, East Sussex, BN3  
2EA

FOR SALE: RARE OPPORTUNITY TO ACQUIRE A 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

- Rare Opportunity - Virtual Freehold
- 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 m<sup>2</sup>)

**Rear Kitchen Area** - 17' x 19' 8" – 335 sq ft (31 m<sup>2</sup>), with access out to side external refuse area.

**Total Ground Floor: 1,240 sq ft (115 m<sup>2</sup>)**

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 has the ability to reform and refurbish the accommodation.

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

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 m<sup>2</sup>), approximately 16 covers.

Rear Preparation Kitchen area 9' 11" x 18' – 177 sq ft (16.4 m<sup>2</sup>) with extraction system, industrial flooring, stainless steel preparation areas and walk-in fridge/freezer.

**Total Basement: 337 sq ft (31.3 m<sup>2</sup>)**

## Price



£625,000 (six hundred and twenty five thousand pounds), subject to contract and full vacant possession.

## 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.

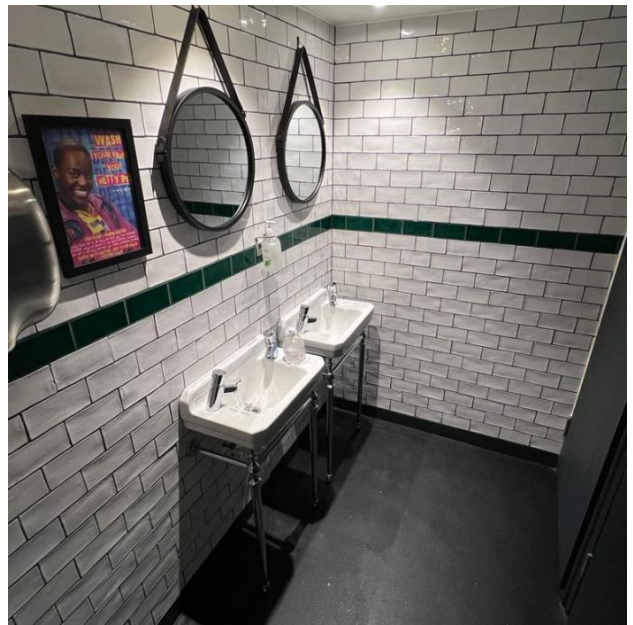
## Legal Fees

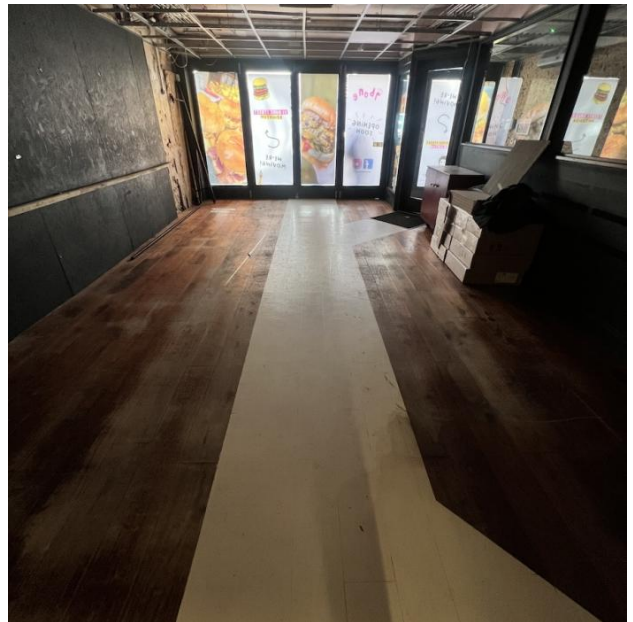
Each party is to pay their own legal fees incurred.

## Viewing Arrangements

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











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