

**FULLY FITTED RESTAURANT/TAKE AWAY
INCLUDING EXTRACTION
RECENTLY GRANTED A3/A5 PERMISSION
RESIDENTIAL ACCOMMODATION OVER
REDUCED**



**3 GEORGE STREET
HOVE, BN3 2AD**

LOCATION

Situated in the highly prominent location at the southern end of George Street, Hove, close to the junction with Church Road and on the main drinking and eating circuit of central Hove's busy commercial thoroughfare. This area of George Street and Church Road includes all of the major banks and a wide variety of pubs, restaurants, multiple and individual retailers.

ACCOMMODATION

The premises comprise ground floor A3/A5 premises, rear kitchen/prep and residential accommodation over, arranged as follows:

Restaurant/Take Away**718 sq ft (66 m2)**

- Display Servery Counter with under fridges
- Full Extraction
- Coffee Machine
- Laminate Flooring
- Feature Drop Lighting
- 2 x Microwave
- 1 x Commercial Fridge
- 1 x Commercial Freezer
- Double Sink Unit
- Panini Machine
- Disabled WC + HWF
- Store Room
- Open till 10pm



Rear Prep/Kitchen**226 sq ft**

- 1 x Commercial Double Fridge
- 1 x Chest Freezer
- Double Commercial Sink
- Extraction

Residential Accommodation

Large Studio flat with separate WC and Bathroom in good decorative order
Access inside the restaurant

TENURE

Leasehold

LEASE

Assignment of existing 15 year lease from 2017

RENT

£20,000 per annum exclusive

PREMIUM

OIRO £25,000 for the benefit of the fixtures and fittings and the lease

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£17,750
Rates Payable:	£8,271.50

VAT

VAT is not chargeable on the terms quoted

LEGAL FEES

Incoming tenant to bear both parties legal costs

VIEWING

Strictly via a prior appointment through sole agent:
Tom Graves Ltd
Tel: 01273 233333