

**WELL ESTABLISHED CAFÉ/TAKE AWAY  
OUTSIDE SEATING  
AVAILABLE DUE TO RETIREMENT  
LEASE FOR SALE**



**30 STATION ROAD  
PORTSLADE  
BN41 1GB**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

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**LOCATION** Situated at the midpoint of Boundary Road close to its junction with New Church Road, Hove. Boundary Road is a busy commercial thoroughfare of Hove/Portsade with many other private and national occupiers. Portslade train station is also walking distance to the north.

**ACCOMMODATION** The premises comprise ground floor café/take away with rear kitchen + store, arranged as follows:

**Café/Take Away** **314 sq ft (29 m2)**

- Fitted Counter
- Coffee Machine
- Display Counter
- Hot Pie Oven
- Panini Machine
- Microwave
- 15 Covers
- Staff WC

**Kitchen** **41 sq ft**

- Full Extraction
- Double Grill
- Deep Fat Fryer
- 7 Ring Gas Hob and Oven
- Fridge Freezer
- Access to rear yard

**TENURE** Leasehold

**LEASE** Assignment of existing 20 year lease from August 2006

**RENT** £15,000 per annum exclusive

**PREMIUM** OIRO £29,950 for the benefit of the fixtures and fittings and the lease

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Restaurant and Premises</b>
Rateable Value:	£7,100
Rates Payable:	£3,408

**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 Commercial Ltd**  
**Tel: 01273 233333**