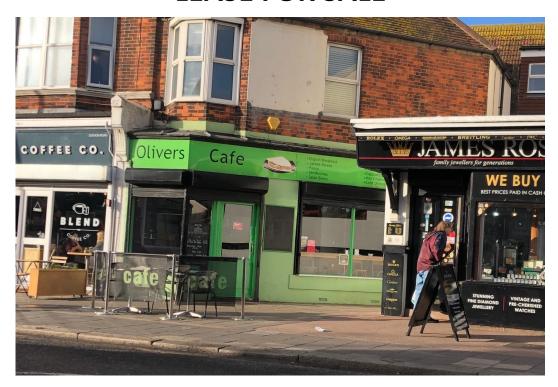


WELL ESTABLISHED CAFÉ/TAKE AWAY OUTSIDE SEATING ALSO JUST LEASE AVAILABLE WITHOUT BUSINESS LEASE FOR SALE



30 STATION ROAD
PORTSLADE
BN41 1GB

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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

Or

OIRO £19,950 for just the Lease

UNIFORM

BUSINESS RATES

Description: Restaurant and Premises

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