

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

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

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