

SUPERB RESTAURANT/BAR OPPORTUNITY
NO PREMIUM/ALL INCLUSIVE RENT
FULLY FITTED + 1 X LARGE KITCHEN
TO LET



8-16 THIRD AVENUE
HOVE
BN3 2PX

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LOCATION

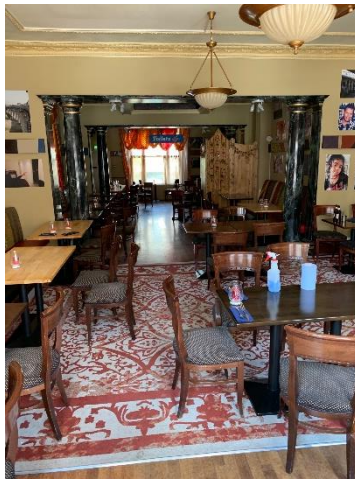
Situated at the midpoint of Third Avenue, Hove which connects the main commercial thoroughfare of Church Road and the Kingsway. The premises are connected to the Langfords Hotel but will have their own entrance to the suites. Hove Town Hall is short walk to the north.

ACCOMMODATION

The premises comprise of a large restaurant/bar with kitchens at ground and lower ground as follows:

Restaurant 52'2 x 20'10 **1087 sq ft**

- Wood flooring
- Banque Seating
- 80 Covers +
- Access to Garden
- Feature Ceilings and Pillars
- Newly Fitted WC's
- EPOS Till System



Bar 21'8 x 17'9 **384 sq ft**

- Fitted Mahogany Bar
- Feature Pillars
- 12am Licence Seated only



Ground Floor Kitchen**543 sq ft**

- Full Extraction
- Various SS Worktops
- Rational Self Cooking Oven
- Diamond Pizza Oven
- Various Stand Up Fridge's

**Prep Area****177 sq ft**

- Large Dish Washer
- Various SS Worktops
- Double SS Commercial Sink

Further Prep/Store

- 2 x Stores/Ladas
- 2 x Chest Freezers
- Dumb Waiter
- Double SS commercial Sink

TENURE	Leasehold/Licence
LEASE	New flexible lease/licence is available with terms to be agreed
RENT	£60,000 per annum inclusive of all bills other than telecoms (All equipment will remain the property of the landlord by way of an inventory)
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333