

**RESTAURANT/BAR OPPORTUNITY  
RESIDENTIAL ACCOMMODATION OVER  
REAR DECKED GARDEN  
LEASE FOR SALE**



**244 PORTLAND ROAD  
HOVE  
BN3 5QT**

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)

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**

The property is situated in a central position on the south side of Portland Road, Hove. Portland Road is a well established commercial thoroughfare running between Sackville Road and Boundary/Station Road with numerous individual and multiple retailers.

**ACCOMMODATION**

The premises comprise ground floor restaurant/bar with rear garden and residential accommodation over, arranged as follows:

**Restaurant/Bar** **938 sq ft (86 m2)**

- Fitted bar
- 38 Covers + 7 at the bar
- GCH
- EPOS Till system
- SSS
- 2 x drinks fridges
- Coffee Machine
- CCTV
- 11.30pm Licence



**Kitchen** **128 sq ft**

- 6 Burner Hob + Oven
- Hot Plate
- Full Extraction
- Various SS worktops
- Commercial SSS
- 2 x Microwaves

**Out store** **56 sq ft**

- 4 x Fridge/Freezers

### Garden

- 34 Covers
- Decked Area



### Residential Accommodation (Self Contained)

Currently 2 x studios rented separately at £550 each a month  
1 x office for the restaurant (could be another studio)

<b>TENURE</b>	Leasehold	
<b>LEASE</b>	Assignment of FRI lease with 2.5 years remaining. Inside the L&T ACT	
<b>RENT</b>	£24,000 per annum exclusive	
<b>PREMIUM</b>	OIRO £65,000 for the benefit of the lease, licence and fixtures and fittings.	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Restaurant and Premises</b>
	Rateable Value:	£10,750
	Rates Payable:	£5,278.25
<b>VAT</b>	VAT is not chargeable on the terms quoted	
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>	