

**BUSY SANDWICH SHOP BUSINESS**  
**PROMINENT LOCATION**  
**REAR GARDEN + GARAGE**  
**LEASE FOR SALE**



**73 OLD SHOREHAM ROAD**  
**HOVE**  
**BN3 7BE**

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**LOCATION:** The premises is situated on the northern side of Old Shoreham Road close to the newly developed Goldstone Retail Park. Hove train station is approx. half a mile to the south and there are easy travel links to the A27 to the north.

**ACCOMMODATION:** A ground floor sandwich shop with rear garden, store and double garage as follows:

**Shop 495 sq ft**

- Hot Plate
- Coffee Machine
- Display Fridge
- 4 x Fridges
- 2 x Microwaves
- SSS
- 15 Covers
- Drinks Fridge



**Store/Kitchen 117 sq ft**

- 2 x Hot Plate
- SSS
- 2 x Fridges

**Outside Store 90 sq ft**

**Double Garage 115 sq ft**

- WC + HWF
- Large Rear Garden with Seating



<b>TENURE</b>	Leasehold						
<b>LEASE</b>	Assignment of current 15 year lease from 2017						
<b>RENT</b>	£10,000 per annum exclusive						
<b>PREMIUM</b>	£55,000 for the benefit of the lease, business and all fixtures and fittings						
<b>UNIFORM BUSINESS RATES</b>	<table> <thead> <tr> <th><b>Description:</b></th> <th><b>Shop and Premises</b></th> </tr> </thead> <tbody> <tr> <td>Rateable Value:</td> <td>£10,500</td> </tr> <tr> <td>Rates Payable:</td> <td>£4,987.50</td> </tr> </tbody> </table>	<b>Description:</b>	<b>Shop and Premises</b>	Rateable Value:	£10,500	Rates Payable:	£4,987.50
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Rateable Value:	£10,500						
Rates Payable:	£4,987.50						
<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>						