

**PROMINENT CAFÉ PREMISES  
+ REAR GARDEN  
NOMINAL RENT  
LEASE FOR SALE**



**174 PORTLAND ROAD  
HOVE  
BN3 5QN**

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**

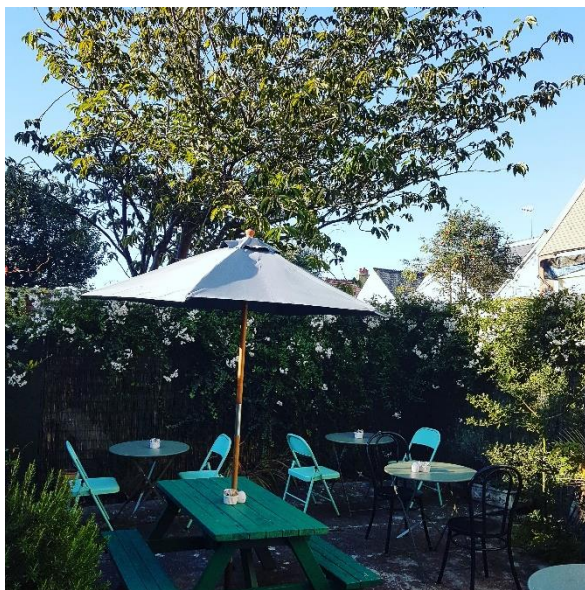
The property is situated in a prominent position on the south side of Portland Road, Hove. Portland Road is a well-established commercial thoroughfare running between Sackville Road and Boundary/Station Road with numerous individual and multiple retailers.

**ACCOMMODATION**

The premises comprise ground floor cafe, arranged as follows:

**CAFE****451 sq ft (41 m2)**

- 20 covers
- Track Lighting
- Display Fridge
- Coffee Machine
- Chicken Rotisserie
- 2 x Fridges
- 1 x Freezer
- Storage cupboard
- Ipad Till system
- WC + HWF
- Garden 12 covers
- 4 covers to the front of the shop



**KITCHEN****129 sq ft**

- 1 x microwave
- Oven
- Dishwasher
- 1 x Fridge

<b>TENURE</b>	Leasehold	
<b>LEASE</b>	Assignment of current 10 year lease from 2015 (NO RENT REVIEWS)	
<b>RENT</b>	£9,000 per annum exclusive	
<b>PREMIUM</b>	OIRO £29,950 for the benefit of the lease and fixtures and fittings and goodwill	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Shop and Premises</b>
	Rateable Value:	£7,400
<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>	