

**HIGHLY PROMINENT CORNER SANDWICH BAR**  
**MAIN WESTERN ROAD LOCATION**  
**RARELY AVAILABLE**  
**NOMINAL PREMIUM**



**47 WESTERN ROAD**  
**HOVE**  
**BN3 1JD**

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**LOCATION:** Situated in the highly prominent corner position of the busy commercial thoroughfare of Western Road and Lansdowne Place. The property is situated on the South side of the Western Road which is the main commercial thoroughfare of Brighton and Hove which is surrounded by numerous shops, restaurants, pubs including Starbucks Tesco Express and Sainsbury's Local.

**ACCOMMODATION:** The premises comprise a ground floor fully fitted Sandwich Shop with Lower Ground Floor Store as follows:

**SHOP:**

Width            17'11  
Depth            14'

**250 sq ft (23 sq m)**

- Forecourt Seating
- 8 Covers Inside
- 1 x Drinks Fridges
- 1 x Food Display Fridge (Brand New)
- 2 x Commercial Microwaves
- Coffee machine
- Double SSS

**LOWER GROUND FLOOR STORE:**

Accessed via separate entrance

14 x 11'4

**159 sq ft (15 sq m)**

- Shared WC

**TENURE**

Leasehold

**LEASE**

Assignment of the current 9 year lease from May 2015

**RENT**

£11,200 Per annum exclusive

**PREMIUM**

Offers Invited for the benefit of the lease, fixtures, fittings

**UNIFORM BUSINESS RATES**

- **Description:** Shop and premises
- **Rateable Value:** £8,900

**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 Property Ltd**  
**Tel: 01273 233333**