

**A3/A5 RESTAURANT/TAKE AWAY**  
**SUPERBLY FITTED**  
**HIGH STREET LOCATION**  
**LEASE FOR SALE**



**51 BOUNDARY ROAD**  
**HOVE**  
**BN3 4EF**

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**LOCATION**

Situated at the midpoint of Boundary Road close to its junction with New Church Road, Hove. Boundary Road is a busy commercial thoroughfare of Hove/Portslade with many other private and national occupiers. Portslade train station is also walking distance to the north.

**ACCOMMODATION**

The premises comprise ground floor Restaurant/Take Away, arranged as follows:

**RESTAURANT/TAKE AWAY****566 sq ft (52 m2)**

- 20 Covers
- Wood Fire Pizza Oven
- Forecourt Seating
- EPOS till system
- Pizza Ingredient Worktop/Fridge
- Small Drinks Fridge
- 6 Burner Gas Oven
- Full Extraction
- Double Fat Fryer
- Hot Plate
- SS fridges/worktops
- CCTV

**REAR STORE****227 sq ft**

- Double SSS
- Chest Freezers
- Stand Up Fridge Freezers
- WC + HWF

**FURTHER STORE****107 sq ft**

<b>TENURE</b>	Leasehold				
<b>LEASE</b>	15 Year Lease from June 2018				
<b>RENT</b>	£16,000 per annum exclusive				
<b>PREMIUM</b>	£29,950				
<b>UNIFORM BUSINESS RATES</b>	<table><tr><td><b>Description:</b></td><td><b>Cafe and Premises</b></td></tr><tr><td>Rateable Value:</td><td>£9,500</td></tr></table>	<b>Description:</b>	<b>Cafe and Premises</b>	Rateable Value:	£9,500
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Rateable Value:	£9,500				
<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>				