

STRICTLY PRIVATE & CONFIDENTIAL

SUPERBLY FITTED BAR/RESTAURANT

PLANNING FOR 2 X TWO BED FLATS OVER

LEASE FOR SALE



6 QUEENS PLACE

HOVE

BN3 2LT

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk 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 highly prominent location just off of Hove's main commercial thoroughfare of Church Road. The premises is located at the top of second avenue very close to its junction with Church Road. There are many different businesses in the surrounding area including solicitors, estate agents, bars, restaurants, and coffee shops to name a few.

ACCOMMODATION

The premises comprise ground floor restaurant/bar with planning for 2 x two bedroom flats on the first floor as follows:

Restaurant/Bar**1145 sq ft (105 m2)**

- Superbly Fitted Bar
- Coffee Machine
- Display Fridge
- Various SS Fridges
- Various Stand Up Fridges
- SSS
- Dishwasher
- Commercial SSS
- Abacus Till System
- Male + Female WC's
- Restaurant 44 Covers (Room for More)
- Bar Covers 20 + 4 stools
- Marble Flooring
- CCTV
- Forecourt Seating Area 7 x 36 (30 Covers)
- 1am licence Friday-Saturday



Kitchen**189 sq ft**

- Full Extraction
- Commercial SSS x 2
- Double Deep Fat Fryer
- 4 x Hot Plate
- 6 Ring Gas Burner Oven
- 1 x Microwave
- 1 x Glass Washer
- Abacus Till System
- Ration Oven
- Various SSS Counters/Fridges
- Walk In Fridge

FIRST FLOOR

Planning permission granted for 2 x Two bedroom flats

More information on Brighton Council planning site Ref: [BH2020/03526](#)

TENURE	Leasehold	
LEASE	Assignment of existing 20 year lease from January 2007	
RENT	£45,000 per annum exclusive	
PREMIUM	OIRO £195,000 for the benefit of the fixtures and fittings and the lease	
UNIFORM BUSINESS RATES	Description:	Restaurant and Premises
	Rateable Value:	£38,250
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	