

HIGHLY PROMINENT RESTAURANT/BAR
RARELY AVAILABLE
NEWLY REFURBISHED
LEASE FOR SALE



41 CHURCH ROAD
HOVE
BN3 2BE

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LOCATION

Situated in the highly prominent and central position of Hove's premier commercial thoroughfare of Church Road, Hove. The property is situated just West of Palmeira Square, on the North side of the road (South facing) and benefits from an excellent pedestrian and traffic flow. The premises being on the drinking circuit is surrounded by numerous restaurants, bars, retail units, offices and in a densely populated residential area.

ACCOMMODATION

The premises comprise a superb ground floor restaurant, high ceilings and sun terrace, rear yard and lower ground floor extensive kitchens and store rooms as follows:

RESTAURANT/BAR**750 sq ft (70 m²)**

- Shop front.
- 45-50 covers.
- New Fully fitted bar
- Dumb waiter
- Superb high ceiling.
- Alarm system.
- Gas fire/central heating
- 12am Alcohol Licence

**Sun terrace/forecourt:****120 sq ft**

- 10-12 covers (Private).

W/C: Separate male and female w/c's with hand wash facilities.

Store:**48 sq ft**

Yard: 21' x 9' (possible seating at rear)

LOWER GROUND FLOOR:**Cellar/Store:****340 sq ft**

(Under pavement & road)

Store 1:**43 sq ft**

Store 2: 183 sq ft

Drinks Store 3: 22 sq ft

Store 4: 28 sq ft

W/C: W/C with hand wash facilities and boiler.

Kitchen: 200 sq ft

- 4 x commercial microwaves.
- Dumb waiter.
- 6 ring hob and oven.
- Double deep fat fryer.
- Large commercial grill
- Commercial stainless steel sink.
- Dishwash area.
- Various stainless steel worktops/shelving.

Prep/Store: 65 sq ft

Prep/Store 2: 95 Sq ft

Office: 172 sq ft

TENURE	Leasehold				
LEASE	10 year FRI lease from 2021				
RENT	£30,000 per annum exclusive				
PREMIUM	OIRO £89,500 for the benefit of the lease and all fixtures and fittings				
UNIFORM BUSINESS RATES	<table> <tr> <td>Description:</td> <td>Restaurant and Premises</td> </tr> <tr> <td>Rateable Value:</td> <td>£17,661</td> </tr> </table>	Description:	Restaurant and Premises	Rateable Value:	£17,661
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Rateable Value:	£17,661				
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				