

MODERN RESTAURANT PREMISES TO LET
NEW LEASE – NO PREMIUM
63a Holland Road, Hove, BN3 1BA

LOCATION:

The property is situated in a desirable spot on Holland Road, Hove, close to its junction with Western Road close to Palmeira Square and overlooking the floral clock. Hove seafront is only a short walk away to the south whilst the property is surrounded by sought after residential dwellings and a variety of other commercial businesses. Nearby occupiers include Starbucks, Patisserie Valerie, Grubbs, V&H Café, Tesco, Sainsburys Local and Sevenoaks Sound & Vision.

DESCRIPTION:

Modern restaurant premises arranged over ground floor and basement. The property benefits from extractor, a dumbwaiter and a boiler servicing the property.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	32'8"	9.95 m
Net Frontage	28'3"	8.61 m
Width	32'2"	9.80 m
Depth	28'7"	8.71 m
Ground Floor	756 sq ft	70.23 sq m
Ground Floor Disabled WC		
Basement (Kitchen/Storage)	373 sq ft	34.65 sq m
Basement 2 x WC		

LEASE:

Available by way of a new 10 year lease on an effective full repairing and insuring basis with provision for a 5 year rent review.

RENT:

£35,000 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance.



RATES:

Rateable Value: £18,750 UBR 49.1p (April 2019/2020).
 Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9771-3020-0294-0490-4301

The energy efficiency rating for this property is C62

A full copy of the EPC can be viewed at:

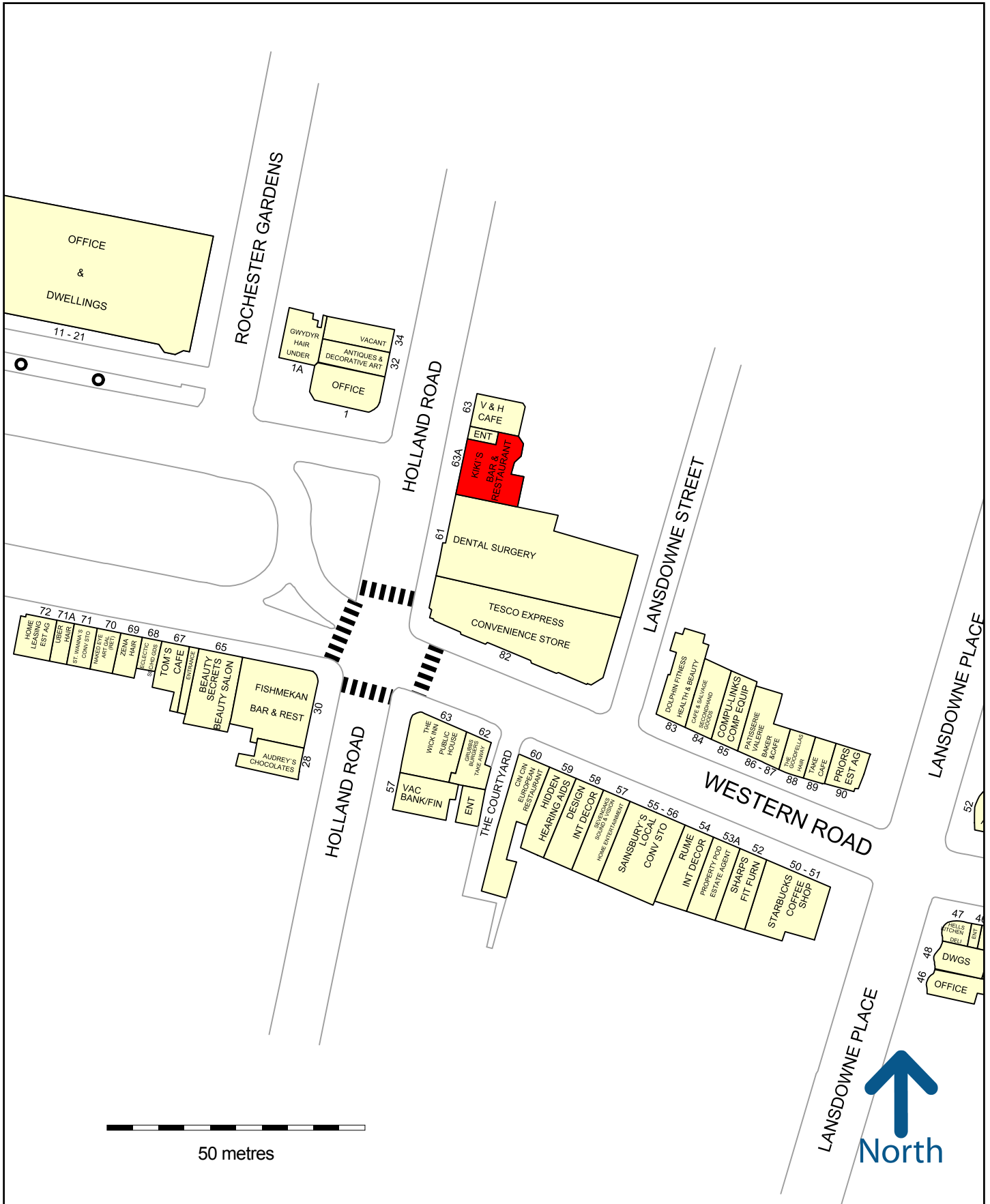
www.ndepcregister.com

LEGAL COSTS:

The ingoing tenant to make a contribution of £1500 plus VAT towards the Landlords legal fees payable prior to legal papers being issued.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.



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Created By: Carr And Priddle