



**60 Church Road**

Hove, BN3 2FP

**TO LET - Hove Restaurant  
Premises  
Rental £45,000 PAX**

**1,977 sq ft**  
(183.67 sq m)

- Premium £20,000 Fixtures & Fittings
- New Lease
- Available Now

# 60 Church Road, Hove, BN3 2FP

## Summary

Available Size	1,977 sq ft
Rent	£3,750 per month
Rates Payable	£17,964 per annum
Rateable Value	£36,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (63)

## Description

The property is arranged with ground floor open restaurant seating area as well as fitted bar area, along with lower ground floor fully fitted kitchen and prep area. The property comes very well equipped allowing for a new owner to start trading start away with minimal work required.

## Location

The property is located on the South side of Church Road, Hove a very part of the town with lots of passing trade, high footfall, with parking directly outside the property. Other occupiers in the area include Lloyds Bank, Cafe Nero, Hamptons Estate Agents, Co-Op & Gails Bakery.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	932	86.59
Ground	1,045	97.08
<b>Total</b>	<b>1,977</b>	<b>183.67</b>

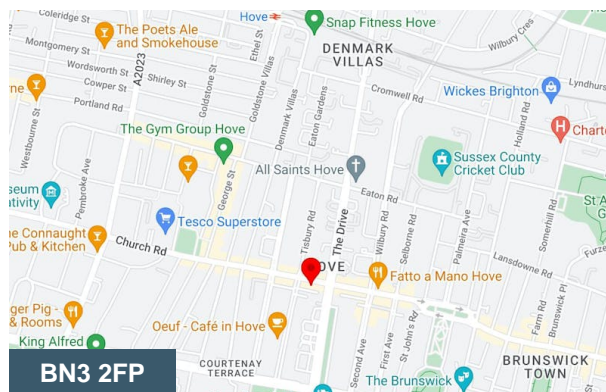
## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £45,000 per annum exclusive, with a Premium required of £20,000 for the fixtures and fittings within the property.

\*\*Disclaimer - In accordance with the estate agency act 1979 we advise that the owner of this property has a connection with Newlands Property, for more information please contact our agency\*\*



## Viewing & Further Information



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