



12 Western Road

Hove, BN3 1AE

TO LET (Lease Assignment)
Rental £27,500 PAX
Premium - Offers Invited

861 sq ft
(79.99 sq m)

- Fully fitted catering unit
- Premises licence
- New lease available

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Summary

Available Size	861 sq ft
Passing Rent	£27,500 per annum
Premium	£29,000
Rates Payable	£9,605.75 per annum
Rateable Value	£19,250
Service Charge	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. Assignee will be responsible for both parties costs
Estate Charge	N/A
EPC Rating	D (86)

Description

The premises comprises of a ground floor catering premises currently arranged as an Asian Fusion restaurant / takeaway, which has been trading for almost 10 years.

There is a fitted kitchen with rear storage and W.C along with additional staffroom/ storage/ bathroom located on the lower ground floor of the property.

- Alcohol licence, 12:00 - 23:00 with food.
- Income generated through dine-in, takeaway, and delivery services. Capacity for 35-40 covers
- Front of the shop: 2 tables outside, A-board and a planter (additional 4-8 covers available to the front of the premise, not pavement licence needed).
- Two separate accesses to the shop, at the front and rear.
- CCTV, Speaker, Lighting, Central Boiler (lower floor), Central Air conditioning / heating unit, Laminate flooring, Commercial Extraction, Fire extinguishers

Kitchen commercial equipments:

- (4 one door freezers, 1 three doors counter top fridge with 1 display fridge on top, 1 two doors counter top fridge, 1 three doors drinks fridge, 1 commercial dishwasher, 1 rice cooker, 1 commercial double fryer, 1 induction hob, double sink, 1 robot coup veg prep, 1 ban marie food warmer, 1 vacuum sealer, 7 big cabinets fitted inside of the kitchen, stain steel and commercial worktops)
- 3 TV screens, POS system, printers, kiosk for self ordering, Commercial tables and chairs
- Plates, glasses, cutlery, commercial containers, commercial knives.

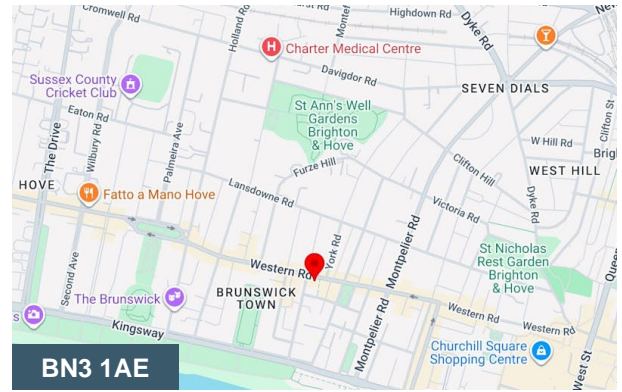
The restaurant's layout has been thoughtfully designed for full operation with minimal staff. All main areas are on a single floor, with clear lines of sight from the kitchen to both the main entrance and dining area, ensuring efficient supervision and service.

Location

The property is located on the South side of Western Road, with high level of footfall and passing trade. Nearby occupiers include Co-Op along with a variety of independent retailers and food outlets.

Accommodation

The accommodation comprises the following areas:



Viewing & Further Information



Richard Lowrey

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Name	sq ft	sq m
Ground	600	55.74
Basement - Basement Storage	261	24.25
Total	861	79.99

Viewings

Viewings can be arranged via Sole Agent - Newlands Property

Terms

The property is available by way of a lease assignment with the current lease expiring in December 2026 at a current passing rent of £27,500pa +VAT .

A Premium is being requested for all fixtures and fittings and valuable premises licence, offers are invited.

**The landlord is willing to offer a new FRI lease with terms to be agreed.

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