



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

12 Western Road, Hove, BN3 1AE

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.

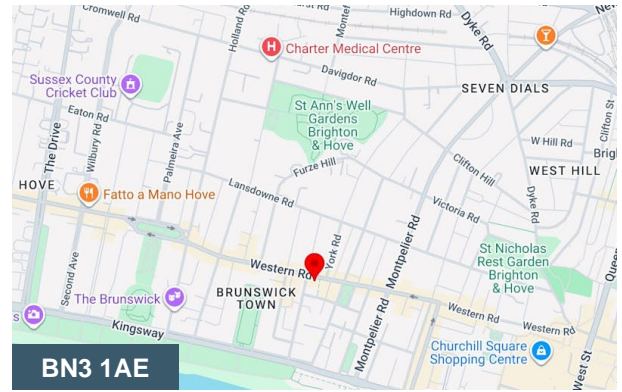
The restaurant's layout has been thoughtfully designed for full operation with minimal staff. All main areas are on a single floor, with clear lines of sight from the kitchen to both the main entrance and dining area, ensuring efficient supervision and service.

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

01273-779777 | 07725-723021

richard@newlandsproperty.com

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.

Energy performance certificate (EPC)

Western Newsagents 12 Western Road HOVE BN3 1AE	Energy rating	Valid until: 25 September 2026
	D	Certificate number: 0650-0036-8869-1121-6006

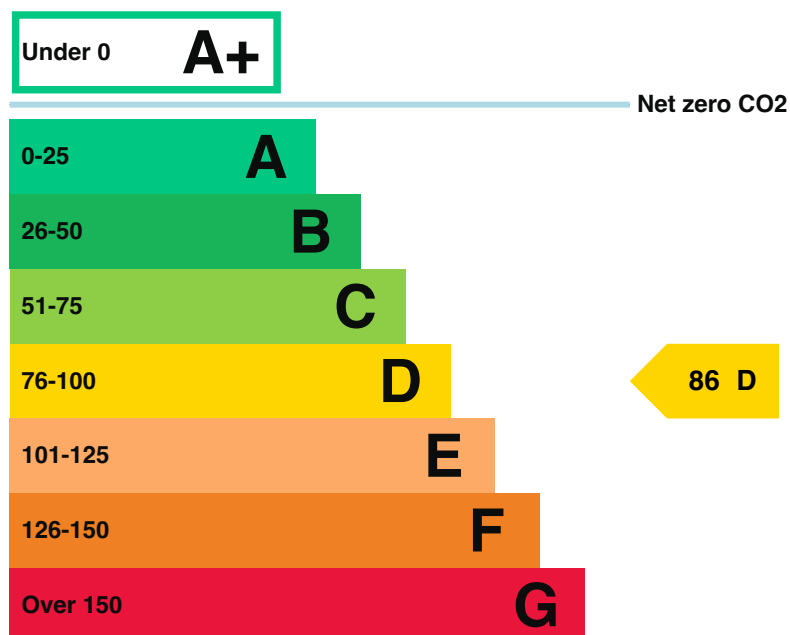
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	127 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

89 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	74.31

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0210-5986-0466-8610-0010\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273 458484
Email	info@skyline-epc.com

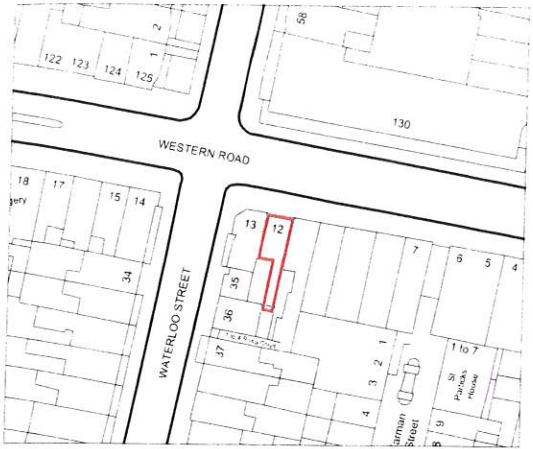
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

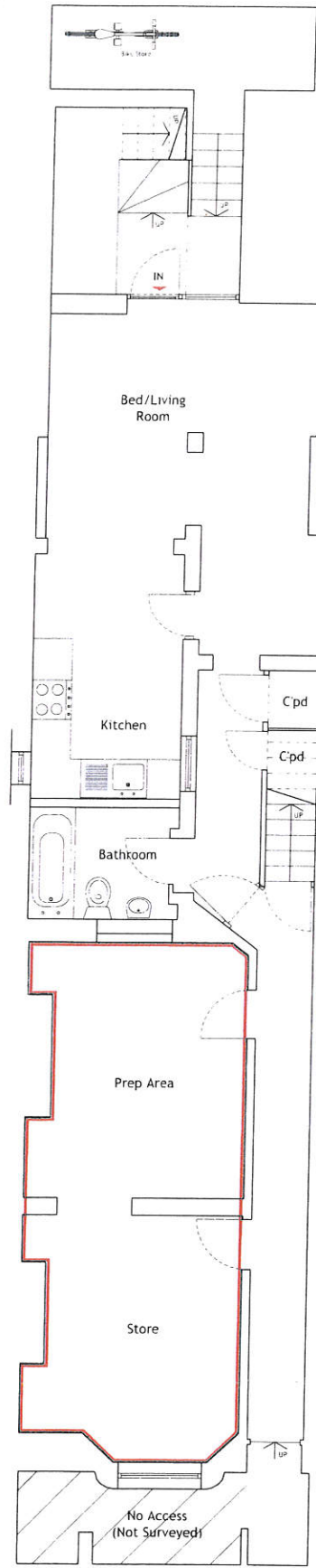
About this assessment

Employer	Skyline Energy Assessors
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 September 2016
Date of certificate	26 September 2016

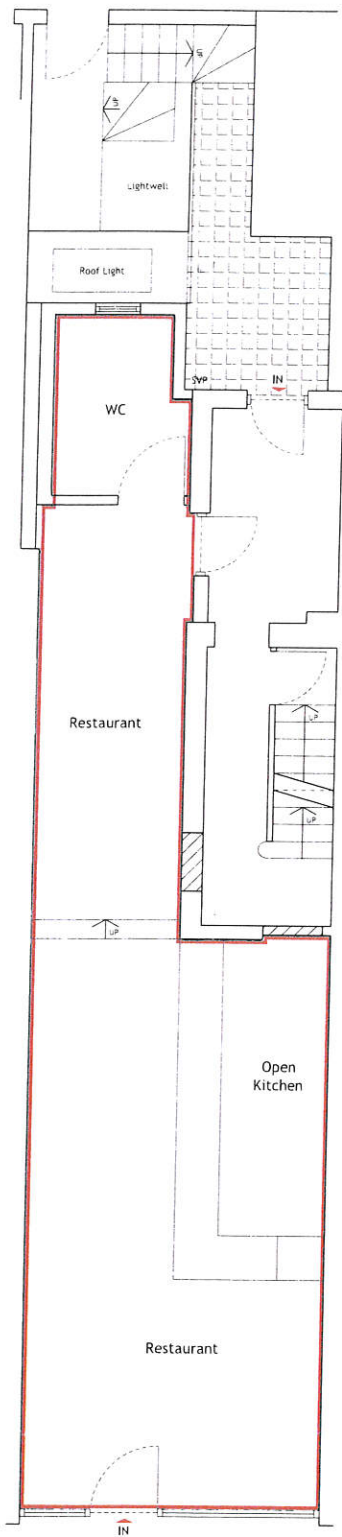


+LP Location Map 1:1250

Scale in Metres 1:1250



-01 Basement Plan 1:100



+00 Ground Floor Plan 1:100

