



**12 Western Road**

**Hove, BN3 1AE**

**TO LET (Lease Assignment)**

**Rental £27,500 PAX**

**Premium £75,000**

**861 sq ft**

(79.99 sq m)

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

# 12 Western Road, Hove, BN3 1AE

## Summary

<b>Available Size</b>	861 sq ft
<b>Passing Rent</b>	£27,500 per annum
<b>Premium</b>	£75,000
<b>Rates Payable</b>	£9,605.75 per annum
<b>Rateable Value</b>	£19,250
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable. VAT is applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs. Assignee will be responsible for both parties costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	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.

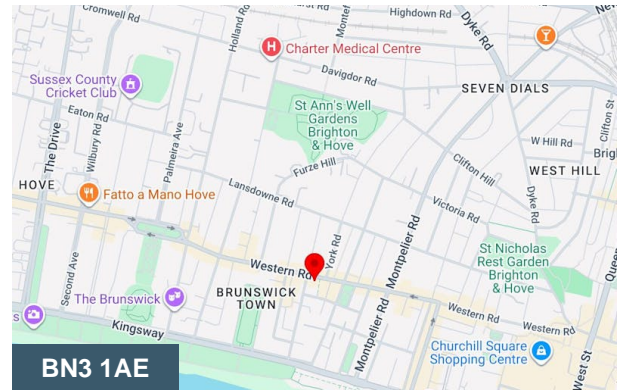
The restaurant's layout has been thoughtfully designed for full operation with minimal staff. All main areas are on a single floor, with clear lines of sight from the kitchen to both the main entrance and dining area, ensuring efficient supervision and service.

## 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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<b>Name</b>	<b>sq ft</b>	<b>sq m</b>
Ground	600	55.74
Basement - Basement Storage	261	24.25
<b>Total</b>	<b>861</b>	<b>79.99</b>

## 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 £27,500px.

A Premium of £75,000 is being requested for all fixtures and fittings and valuable premises licence.

\*\*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.