



BAR PREMISES LEASE FOR SALE

KEY FEATURES

- Immediately Available
- Alcohol Licence
- Premium Required
- Popular Location

LOCATION

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

173 Portland Road is situated on the southern side of this busy secondary parade just outside Brighton city centre, opposite the junction with Reynolds Road. Hove seafront is 0.5 miles (12 mins walk). Aldrington rail station is 0.4 miles (10 mins).

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 5QL.

DESCRIPTION

Ground floor fitted bar (refitted 2023) with full height glazed frontage and rear store and disabled W.C. Potential to install kitchen.



NEARBY OCCUPIERS

- Pretty Please
- Smoque's
- Flowers
- Lawrence Art Shop
- Herbs Kingdom
- FF Skin & Laser Clinic
- Hove Foot Clinic

ACCOMODATION	SQ FT	SQ M
Ground Floor	379	35.2
Rear Store	96	8.9

TERMS

An assignment of the lease dated 15th May 2023 for a term of 16 years, lease expiry 14th May 2039. There is a tenant break option on 15th May 2029 and four yearly rent reviews, next review 15th May 2027.

RENT

£15,000 per annum exclusive.

PREMIUM

A premium is sought for this lease, details on application.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

PREMISES LICENCE

1445/3/2023/02890/LAPRET Sale of Alcohol 10.00 -01.00 every day. Opening hours 10.00 -01.30.

BUSINESS RATES

Rateable Value: £ (April 2025/26). Rates payable @49.9 p in the £.

Small Business Rates Relief of up to 100% may apply for qualifying occupiers.

EPC

Certificate No: 1310-0914-4571-7092-6965, rated 47 B, valid until 8th January 2033.

LEGAL COSTS

Each party to be responsible for their own legal costs.



MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

CONTACT US

To book a viewing or receive further information, please get in touch.



Lauren Almy

Commercaill Negotiator

T: 07747 622285

E: lauren@carrpriddle.co.uk



Thomas Evans

Graduate Surveyor

T: 07729 093488

E: thomas@carrpriddle.co.uk



01273 208010



www.carrpriddle.co.uk



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