

**HIGHLY PROMINENT RESTAURANT/BAR**  
**REAR GARDEN/SEATING AREA**  
**2/3BED ACCOMMODATION OVER**  
**NO PREMIUM**



**116 CHURCH ROAD**  
**HOVE**  
**BN3 2EA**

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**LOCATION:**

Situated on the southern side of Church Road close to the entrance to the busy commercial thoroughfare of George Street. Church Road is the main commercial thoroughfare of Hove with a variety of retailers, bars, restaurants and banks. Tesco superstore is located a short distance to the west and Hove station is also walking distance.

**ACCOMMODATION:**

The premises comprise a ground floor restaurant, rear garden, first floor kitchen and basement storage + residential accommodation over as follows:

**Ground Floor Restaurant: 565 sq ft**



**Basement Storage 172 sq ft**

**Terrace 852 sq ft**



**First Floor Kitchen/Store****688 sq ft****Second Floor Flat**

- Accessed through rear garden
- 2/3 bed
- Bathroom + Separate WC
- Perfect for staff accommodation

**TOTAL****2,277 sq ft**

<b>TENURE</b>	Leasehold
<b>LEASE</b>	New lease to be negotiated
<b>RENT</b>	£65,000 per annum exclusive
<b>LICENCE</b>	Alcohol to be served till 1.30am Friday and Saturdays
<b>LEGAL FEES</b>	Each party to pay their own costs
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Prop Ltd</b> <b>Tel: 01273 233333</b>