



**LEASE FOR SALE
HOT FOOD TAKEAWAY UNIT
130 PORTLAND ROAD HOVE BN3 5QL**



Location

130 Portland Road is prominently situated on the northern side of this busy thoroughfare, close to the junction with Rutland Road. Hove rail station is 16 minute's walk (0.8 miles).

Nearby occupiers include Sainsburys Local, Costa Coffee, The Flourpot Bakery, Down To Earth, The Nut & Bolt Store and Siam Style.

Description

Hot food takeaway unit refitted in 2020 with fitted kitchen, menu screens, full height glazing, tiled floor and display lighting. To the rear is a W.C and storage leading to a small rear yard.

Accommodation

Ground Floor Sales	216 sq ft	20 sq m
Kitchen & Prep	320 sq ft	29.7 sq m
Storage	165 sq ft	15.3 sq m
External area	188 sq ft	17.5 sq m

All areas are net internal.

Premium

A capital premium is required for the lease, fixtures and fittings, details on application.

Lease

An assignment of the existing lease dated 13th January 2017, lease expiry 12th January 2033, next rent review 13th January 2025. Tenant break option 13th January 2027.

Rent

The passing rent is £15,000 per annum exclusive.

VAT

We are informed that VAT may be chargeable on the rental outgoings.

Legal Costs

Each party are to be responsible for their own legal costs.



Business Rates

Rateable Value: £6,200.

UBR 49.9p (April 2022/23). Small Business Rates Relief may apply.

Note: The 2022/23 Retail, Hospitality and Leisure Business Rates Relief scheme can provide eligible, occupied, retail and leisure properties with a 50% business rates relief.

EPC

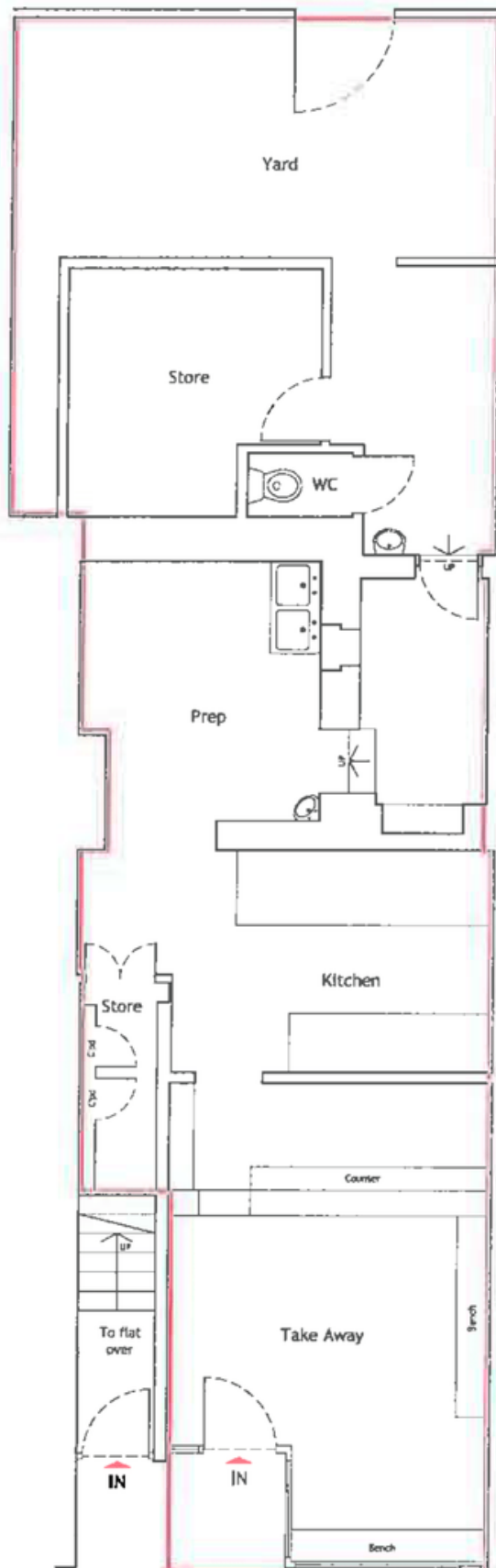
Certificate No: 0910-5967-0306-4500-1000.

The property efficiency rating is C 67.





Rear Access



Viewing & further info

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