

LONG ESTABLISHED SANDWICH/COFFEE SHOP
HIGHLY VISABLE PREMISES
FORECOURT SEATING
REDUCED PRICE



101 OLD SHOREHAM ROAD
HOVE
BN3 7AQ

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LOCATION: The premises is situated on the northern side of Old Shoreham Road close to the newly developed Goldstone Retail Park. Hove train station is approx. half a mile to the south and there are easy travel links to the A27 to the north.

ACCOMMODATION: The premises comprise a ground floor sandwich bar/coffee shop with forecourt seating as follows:

SANDWICH BAR/COFFEE SHOP 383 sq ft

- Tiled floor
- AC
- Forecourt seating
- 11 covers
- Drinks Fridge
- Display Fridge
- Coffee Machine
- 2 x Buffalo Grills
- 3 x Microwaves
- Commercial Double SSS
- 2 x Under Counter Fridge



REAR STORE/PREP 74 sq ft

- WC + HWF
- Double Commercial Freezer
- 1 x Chest Freezer

TENURE	Leasehold				
LEASE	Assignment of 10 year lease from January 2023				
RENT	£8,400 per annum exclusive				
PREMIUM	OIRO £17,500 for the benefit of the lease, business and fixtures and fittings.				
UNIFORM BUSINESS RATES	<table><tr><td>Description:</td><td>Shop and Premises</td></tr><tr><td>Rateable Value:</td><td>£8,900</td></tr></table>	Description:	Shop and Premises	Rateable Value:	£8,900
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Rateable Value:	£8,900				
VAT	VAT is not chargeable on the terms quoted				
LEGAL FEES	Incoming tenant to bear both parties legal costs				
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Prop Ltd Tel: 01273 233333				