

RESTAURANT/TAKE AWAY
NOMINAL PREMIUM
HIGH STREET LOCATION
REDUCED TERMS



51 BOUNDARY ROAD
HOVE
BN3 4EF

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LOCATION

Situated at the midpoint of Boundary Road close to its junction with New Church Road, Hove. Boundary Road is a busy commercial thoroughfare of Hove/Portslade with many other private and national occupiers. Portslade train station is also walking distance to the north.

ACCOMMODATION

The premises comprise ground floor Restaurant/Take Away, arranged as follows:

RESTAURANT/TAKE AWAY**566 sq ft (52 m2)**

- 20 Covers
- 2 x Kebab Rotisserie
- Forecourt Seating
- Large Salamander Grill
- 6 Burner Gas Oven
- Full Extraction
- Fish and Chip Fryer + Display
- 1 x Upright Freezer
- 1 x Double Fridge
- 4 x Chest Freezers

**REAR STORE****227 sq ft****FURTHER STORE****107 sq ft**

TENURE	Leasehold				
LEASE	New FRI Lease				
RENT	£18,000 per annum exclusive				
PREMIUM	£9,950 for the benefit of all the fixtures and fittings				
UNIFORM BUSINESS RATES	<table> <tr> <td>Description:</td><td>Cafe and Premises</td></tr> <tr> <td>Rateable Value:</td><td>£11,750</td></tr> </table>	Description:	Cafe and Premises	Rateable Value:	£11,750
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Rateable Value:	£11,750				
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				