

FULLY FITTED FORMER KFC UNIT
CENTRAL HOVE LOCATION
CLOSE TO HOVE STATION
REDUCED TERMS



107 BLATCHINGTON ROAD
HOVE
BN3 3YG

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LOCATION Situated on the northern side of Blatchington Road in this busy commercial thoroughfare of Hove. The busy George Street commercial thoroughfare is directly opposite the unit which also links to Church Road. Hove station is also a short walk away to the North.

ACCOMMODATION The premises comprise a ground floor + basement take away/restaurant as follows:

TAKE AWAY/RESTAURANT

FRONT **400 sq ft**

- Various SS worktops
- KFC Ovens
- KFC Fryers
- TV's x 6
- Various Fridges
- Full Extraction

REAR **198 sq ft**

- Second Extraction
- Walk in fridge/Freezer x 2
- Various KFC equipment

LOWER GROUND FLOOR

OFFICE/STORE **203 sq ft**

- Walk in fridge 72 sq ft
- Storage
- WC + HWF

TENURE Leasehold

LEASE New FRI lease is available with terms to be agreed

RENT £25,000 Per annum exclusive

PREMIUM OIRO £25,000 for the benefit of all fixtures and fittings (all KFC equipment)

**UNIFORM
BUSINESS RATES**

Description:	Restaurant and premises
Rateable Value:	£15,500

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