



TO LET

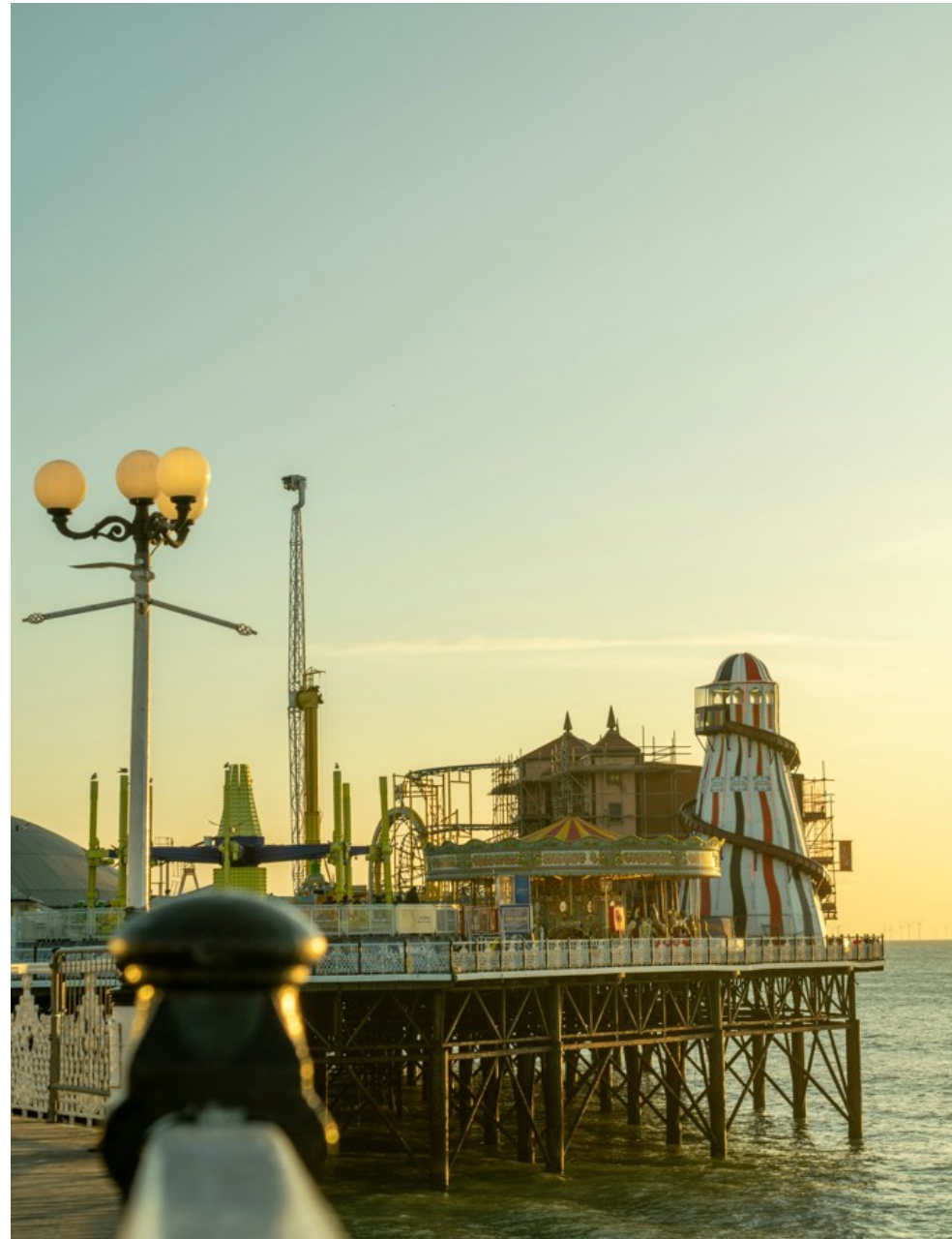
79-80 Western Road
Hove, East Sussex, BN3 2JQ



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Key Features

- Affluent Hove location on Western Road, serving a strong residential catchment within Hove
- Western Road is a busy arterial route linking Brighton and Hove with strong surrounding retail, leisure and office occupiers
- Fully fitted trading accommodation providing approximately 46 internal covers plus bar area and storage
- Commercial kitchen at lower ground floor level, comprehensively equipped for immediate occupation
- New EFRI lease available
- Terms on application
- Nearby occupiers include a strong mix of established independent cafés, restaurants and neighbourhood operators, reinforcing Western Road's position as a popular local dining destination within Hove





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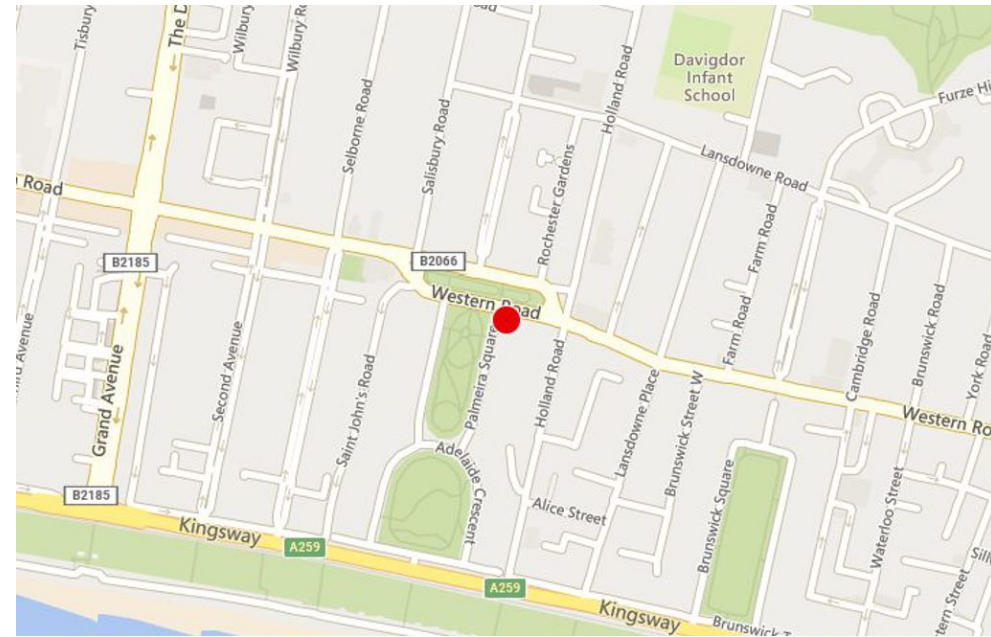
Location & Situation

The property is situated within Brighton and Hove, approximately 1.1 miles west of the city centre, in a well-established mixed commercial location along Western Road.

Western Road is a busy and popular arterial route linking Brighton and Hove, supporting a strong mix of retail, restaurant, office and leisure occupiers.

Hove railway station lies approximately 0.7 miles to the north-west and the M23 motorway is located approximately 18 miles to the north, providing convenient road connectivity to London and the wider South East.

Nearby occupiers include a strong mix of established independent cafés, restaurants and neighbourhood operators, reinforcing Western Road's position as a popular local dining destination within Hove.





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Description & Accommodation

The property comprises an attractive period three storey mid-terrace building, plus a lower ground floor.

The subject accommodation forms the ground and lower ground floor which has been extensively fitted as a restaurant, providing customer seating (46 covers) and bar areas at ground floor level, together with accessible WC facilities and ancillary areas.

The lower ground floor provides a fully fitted commercial kitchen, together with additional customer WC accommodation and store/office.

To the front of the property there is external seating for approximately 16 covers, enhancing the overall customer offering and street presence.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Basement	587	54.53
Ground	989	91.88
Total	1,535	142.6





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Rateable Value

Rateable Value (2026): £40,000

Occupiers will pay approximately 38% of this per annum.

EPC

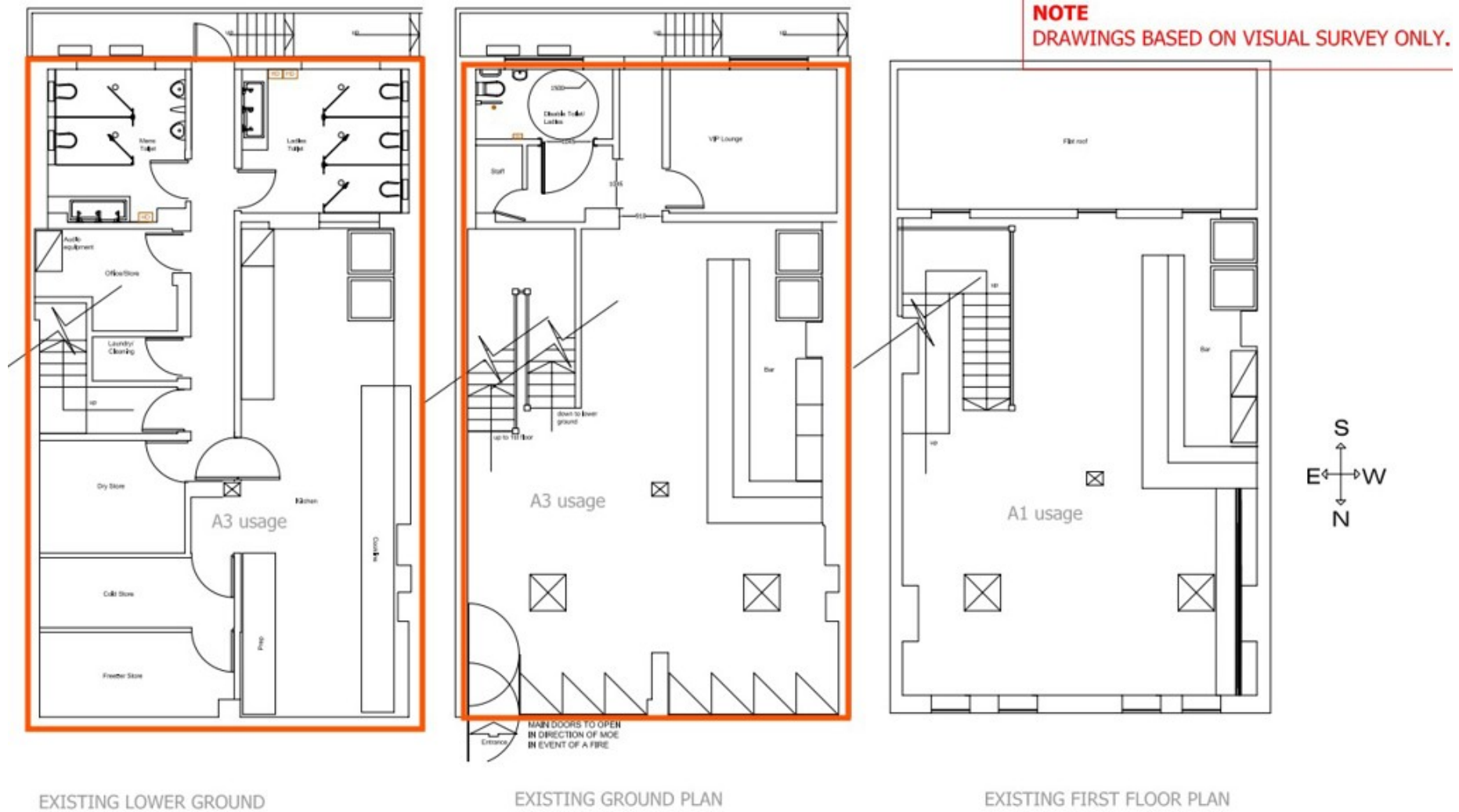
We understand the property has an EPC rating of B (expiry date - 05/09/2026).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

The premises benefit from an existing Premises Licence (further details available on request).





FLOOR PLAN For identification purposes only.



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Terms

Terms on application.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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14 August 2026

