



TO LET
FORMER RESTAURANT
IN POPULAR CHURCH ROAD LOCATION

- Established Church Road location.
- Ground floor and lower ground restaurant with 56 covers.
- Extraction system.
- Suitable for alternative uses (STNC).

LOCATION

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

4 Church Road is prominently situated on the southern side of this main thoroughfare close to the junction with First Avenue with the seafront a few minutes walk.

Hove railway station is 0.6 miles (13 mins) with regular services to London Victoria and London Bridge (journey time 54 mins).

DESCRIPTION

4 Church Road comprises a ground floor open plan restaurant. Internal staircase leading to lower ground fitted restaurant kitchen & W.C's.

Note: The ground floor is subject to remedial works following the creation of a self-contained access to the upper floors (see plan below).

TERMS

A new effective FRI lease on terms to be agreed.

RENT

£42,500 per annum exclusive.

VAT

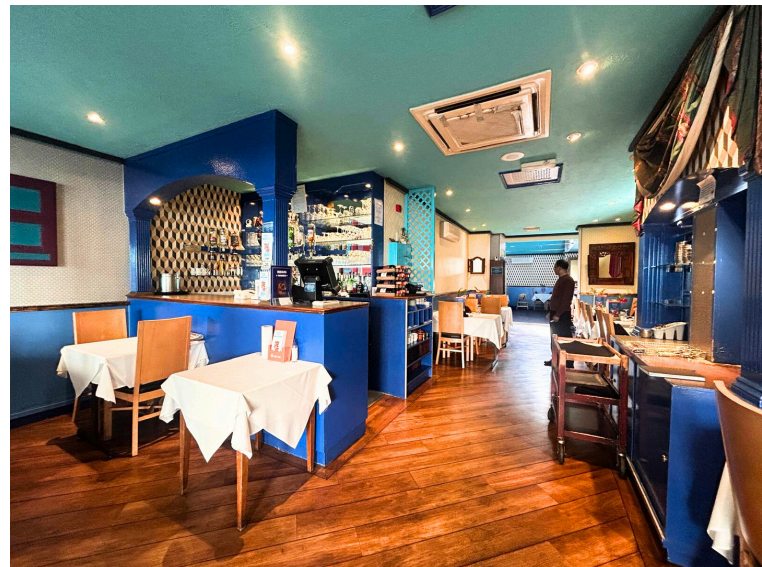
We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

RV £22,250 UBR 49.9p (Apr 2025/26).

NEARBY OCCUPIERS

- Fatto A Mano
- Divo Wine Bar
- Chilli Thai
- Flat Out
- Live Bait Bistro
- Baked
- Sea Breeze
- Bison Beer
- The Greenhouse



ACCOMODATION	sq ft	sq m
Lower Ground Floor	584	54.3
GroundFloor	835	77.6
Total (net internal)	1,419	131.8

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 3636-9578-0826-6643-3962,
rated 65 C, valid until 14th May 2035.

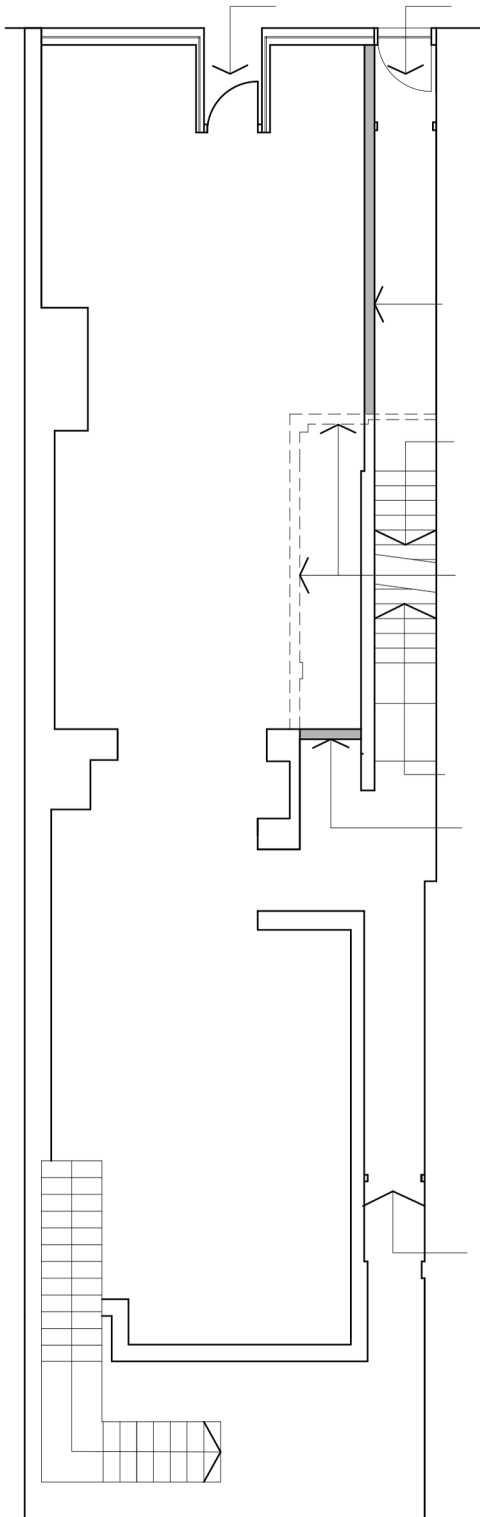
LEGAL COSTS

Each party to be responsible for own legal costs.

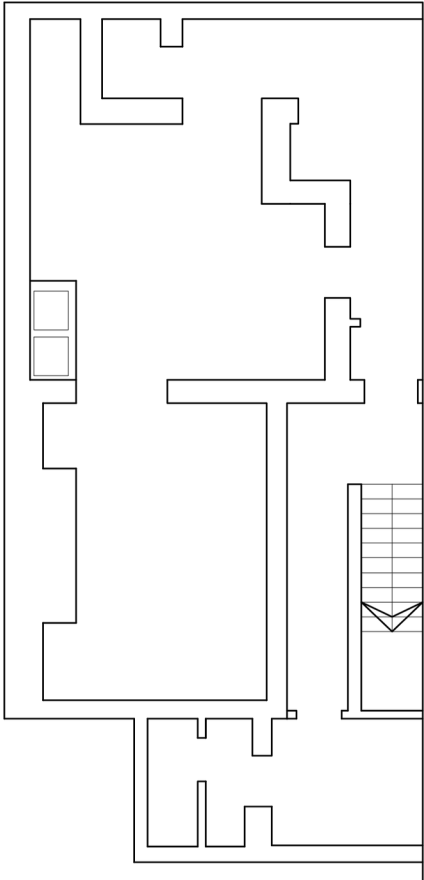
MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





Ground Floor



Lower Ground Floor

CONTACT US

To book a viewing or receive further information, please get in touch.



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