



CARR & PRIDDLE

01273 208010

## RESTAURANT INVESTMENT FOR SALE

179 Portland Road, Hove BN3 5QJ

### LOCATION:

The property is situated on the north side of Portland Road, Hove. To the north east is Poets' Corner a very popular location due to its proximity to Hove Station which accommodates predominantly a mix of residential & offices. To the south is New Church Road with a variety of desirable dwellings within walking distance of Hove seafront. Nearby occupiers include Sainsbury's Local, Flowers Unlimited, Pizza Hut, Ackerman Music & Lawrence Art Supplies.

### DESCRIPTION:

A 3 storey building in which our client owns a long leasehold interest of the ground floor trading as Danny's Chinese Restaurant.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	18'7"	5.66 m
Gross Frontage	14'9"	4.50 m
Restaurant	407 sq ft	37.81 sq m
Kitchen	358 sq ft	33.26 sq m
WC x 2		

### TENANCIES:

Ground Floor : Let to Danny's Chinese Restaurant Ltd for term of 25 years from 13 February 2008. The Lease is guaranteed by Kwok Chung Li and a rent deposit of £4,200 is held. The rent is £16,800 per annum with provision for 5 yearly rent reviews.

### LONG LEASEHOLD INTEREST:

A 999 year Lease from and including 1 January 2011.

### PRICE:

Offers invited in excess of £220,000 for the long leasehold interest.



### FREEHOLD:

The Freehold interest may also available by way of separate negotiation. Please ask for further details.

### RATES:

**Rateable Value:** £11,250 UBR 48.0p (April 2018/2019).  
Small Business Multiplier

### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 0050-0433-4889-2179-0092

The energy efficiency rating for this property is B50

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

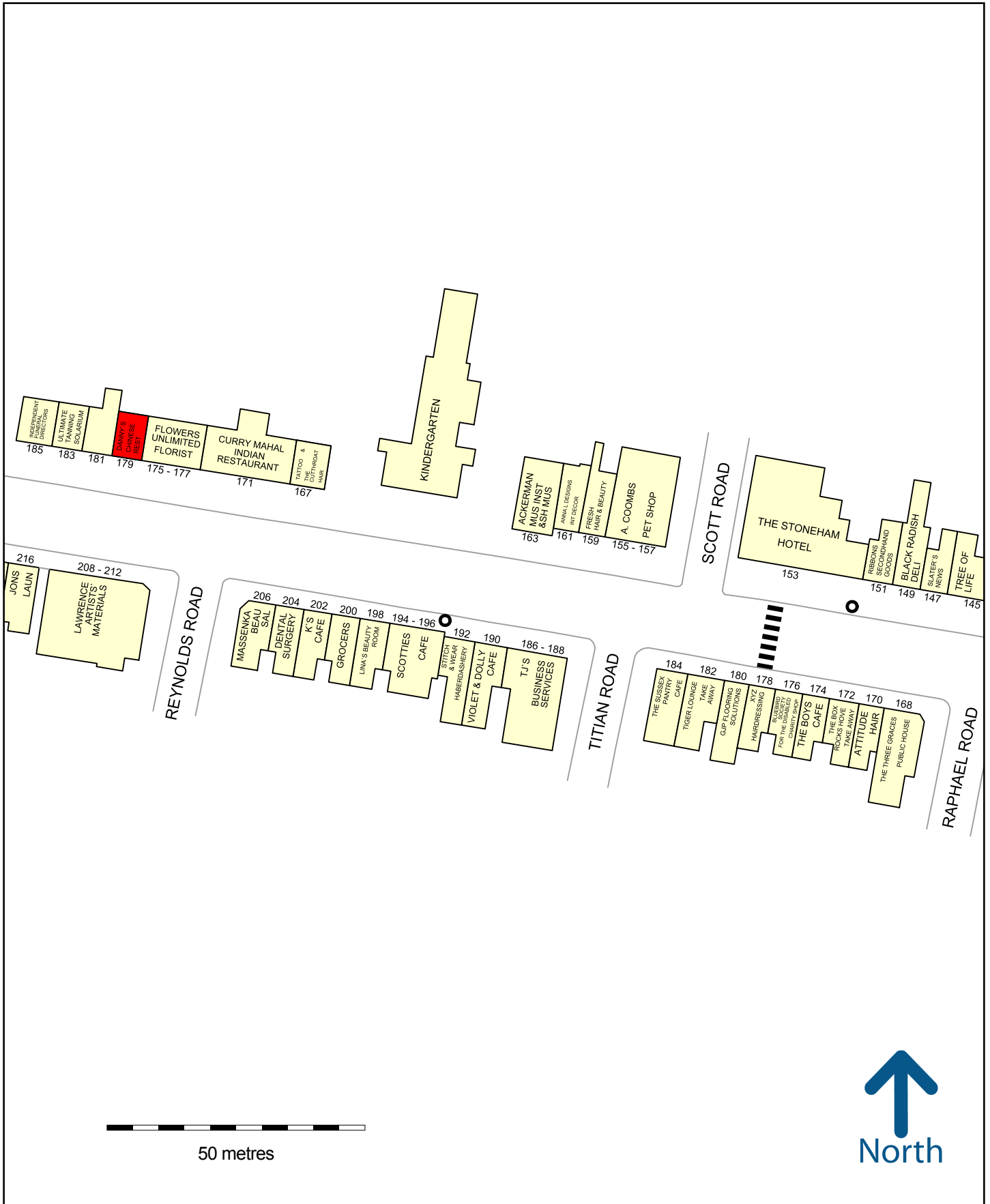
Each side will be responsible for their own legal costs in respect of the transaction.

### VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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