

# **For Sale**



79 - 80 Western Road Hove, BN3 2JQ

# FULLY FITTED FREEHOLD RESTAURANT FOR SALE

**2,844 sq ft** (264.22 sq m)

- FREEHOLD OFFERS IN EXCESS OF £900,000
- DESIRABLE HOVE LOCATION
- DEVELOPMENT OPPORTUNITIES (STPC)
- PROMINNET FRONTAGE
- WELL SIZED UNIT

## 79 - 80 Western Road, Hove, BN3 2JQ

#### **Summary**

Available Size	2,844 sq ft
Price	Offers in excess of £900,000.00 for the freehold interest with full vacant possession.
Rates Payable	£14,720.50 per annum Based on the 2023 valuation.
Rateable Value	£29,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

#### Description

The property comprises an impressive 4storey building that has been fitted to an extremally high standard throughout. At ground & first floor levels the space comprises bar & restaurant areas with with a considerable number of covers along with a disabled WC facility on the ground floor. The basement has a very well fitted kitchen space in addition to both male & female WC's whilst there is further storage & office space on the 2nd floor..

#### Location

The property is situated on the southern side of Western Road, fronting Palmeira Square & The Floral Clock. Nearby occupiers include Cin Cin, Starbucks, Sainsbury's Local, Tesco Express, Wild Flour & Down To Earth Coffee. Church Road Hove is to the west, whilst Western Road leads in to Brighton the east.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	587	54.53
Ground	989	91.88
1st	806	74.88
2nd	462	42.92
Total	2,844	264.21

#### Terms

Offers are invited in excess of £900,000 for the freehold interest with the benefit of the vacant possession, subject to vacant possession.







### **Viewing & Further Information**



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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owner It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items investigations via a solicitor or qualified property professional before finalising any agreement to purchase or le and database rights 2020. OS 100019885. Generated on 16/04/2024

nd fittings may not have been checked to be in working order. Prospective acquirers should make their own ise. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright



















Energy performance certificate (EPC)			
	Energy rating	Valid until:	8 September 2026
Almas Restaurant 79-80 Western Road HOVE BN3 2JQ	B	Certificate number:	0580-0336-8459-7301-0006
Property type	ļ	A3/A4/A5 Restau Establishments a	rant and Cafes/Drinking nd Hot Food takeaways
Total floor area	3	328 square metre	s

## Rules on letting this property

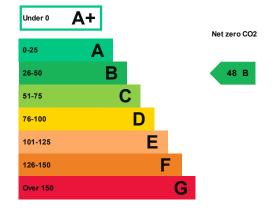
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



# How this property compares to others

Properties similar to this one could have ratings:

If newly built

 31 B

 If typical of the existing stock

 90 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	111.12

# **Recommendation report**

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/0010-8940-0456-8530-3070)</u>.

# Who to contact about this certificate

#### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

#### About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	5 September 2016
Date of certificate	9 September 2016



### 80 Western Road, Hove, BN3



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Plotted Scale - 1:1,000