



A3 (RESTAURANTS AND CAFES) / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN FOR SALE

79 - 80 WESTERN ROAD

Hove, BN3 2JQ

FULLY FITTED FREEHOLD RESTAURANT FOR SALE

2,844 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	2,844 sq ft
Price	Offers in excess of £900,000 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)

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

Description

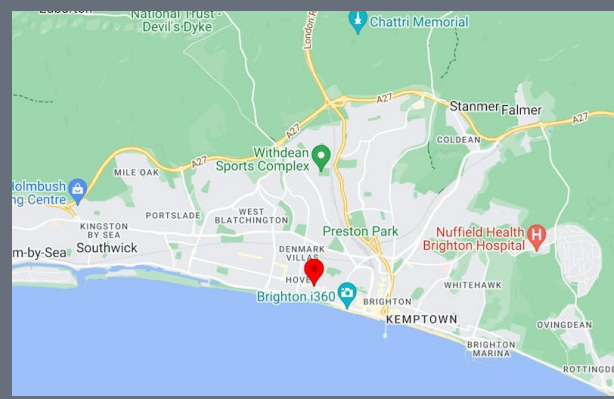
The property comprises an impressive 4storey building that has been fitted to an extremely high standard throughout. At ground & first floor levels the space comprises bar & restaurant areas with with a considerable number of covers along with a disabled WC facility on the ground floor. The basement 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.

Terms

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



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

Almas Restaurant
79-80 Western Road
HOVE
BN3 2JQ

Energy rating

B

Valid until:

8 September 2026

Certificate number:

0580-0336-8459-7301-0006

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

328 square metres

Rules on letting this property

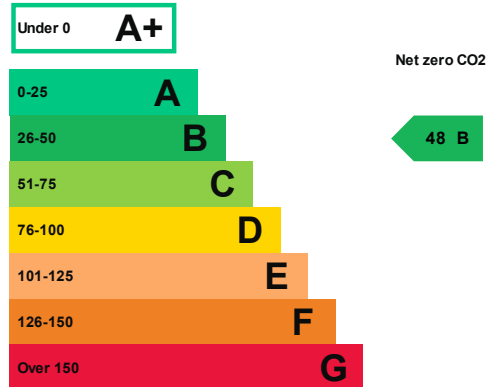
Properties can be let if they have an energy rating from A+ to E.

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 [recommendation report \(/energy-certificate/0010-8940-0456-8530-3070\)](#).

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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