



## Cafe Unit To Let - Adjoining 52 New Apartments & Co-op Food Store

Café Premises, 22 Victoria Terrace, Kingsway, Hove, East Sussex, BN3 2WB

1,844 sq ft

£23,500 per annum

Michael  
**Jones**  
& Company

## Café Premises, 22 Victoria Terrace, Kingsway, Hove, East Sussex, BN3 2WB

### Location

Situated at the junction of St Aubyn's South and Kingsway. The property is just a moment's walk from Hove Beach and Lawns. The development is a distinctive addition to Hove's vibrant seaside atmosphere and with tennis, swimming, bowling and nearby seafront and on site supermarket. The iconic i360 seaside attraction is approximately 20 minutes walking distance along the promenade.

### Description

Comprising a restored heritage property that houses a cafe on the ground floor and basement and apartments above. Inspired by the Hove seaside location, the overall scheme includes Co-op Food Store, 52 new apartments and a landscaped entrance courtyard. The subject premises was a former public house and provides an excellent opportunity for a cafe operator to carry out a bespoke fit out and to be part of a new major scheme on Hove seafront. The property benefits from being a corner plot overlooking The Kingsway and having a rear south facing courtyard garden space.

### Accommodation

Ground Floor Shop/Café	761 sq ft (70.7 m sq)
Basement Storage/WC's	1083 sq ft (100.6 m sq)
<b>Total</b>	<b>1844 sq ft (171.3 m sq)</b>

Outside Rear South Facing Courtyard Garden

### Tenure

The property is available by way of a new full repairing and

insuring lease for a term to be negotiated and agreed.

### Handover Condition

The unit is to be handed over in shell condition with services (water, gas and electricity) connected and capped off. Drainage is installed ready for wc's to be fitted.

### Rental Incentives

The landlord would consider rental incentives to allow the tenant to carry out fit out works or alternatively the landlord would be prepared to carry out certain works on the basis of an agreement for lease being signed. Further details available upon request.

### Business Rates

The property is to be re-assessed.

### Planning Consent

We understand the property has change of use from former public house to cafe premises. Interested parties are advised to contact Brighton & Hove council for verification of use and hours of trading.

### EPC

To be assessed.

### Rent

£23,500 per annum

### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



### Agents Note

Outside tables are permitted in the rear courtyard to be used up until 7pm. Strictly no smoking policy is in use for the whole of the yard.

### Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

Michael Jones & Company Commercial Department  
First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

Michael  
**Jones**  
& Company