

Lot 7

3 George Street, Hove,
East Sussex BN3 3YA

***Guide: £250,000+**
In same ownership for approx. 25 years
6 week completion



SITUATION

Close to the junction with Church Road in the heart of this popular town centre, adjacent to **Santander** and nearby other multiples such as **Gail's, Robert Dyas, Savers, Betfred, Barclays** and others. Hove is an affluent and sought-after seaside town located just west of Brighton enjoying excellent road links with A27 and A23, which leads to the M23 and M25 (Junction 7) whilst Hove Station (Southern) provides services to London Victoria.

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Restaurant (24 Covers)

Gross Frontage 16'10"

Internal Width 15'1"

Shop Depth 47'7"

Built Depth 62'11"

WC

First Floor Ancillary

2 Rooms

Area Approx. 250 sq ft

Bathroom/WC



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Smith Style Consumer Products Company Limited t/a CK Bistro (Ramen/Noodle Bar & Asian Kitchen) (having 2 branches)** for a term of 15 years from 21st September 2021 (excl. s.24-28 of L & T Act 1954) at a current rent of **£22,000 per annum** exclusive.

Rent Reviews 2026 and 5 yearly.

Note: There is a £7,300 Rent Deposit held.

£22,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Thackray Williams LLP

Tel: 020 8290 0440 Ref: Penny Hall

Email: penny.hall@thackraywilliams.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Interior View -
photo taken outside of trading hours

