



FULLY FREEHOLD RESTAURANT 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)
- PROMINENT FRONTAGE
- WELL SIZED UNIT

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

## Summary

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

## 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.

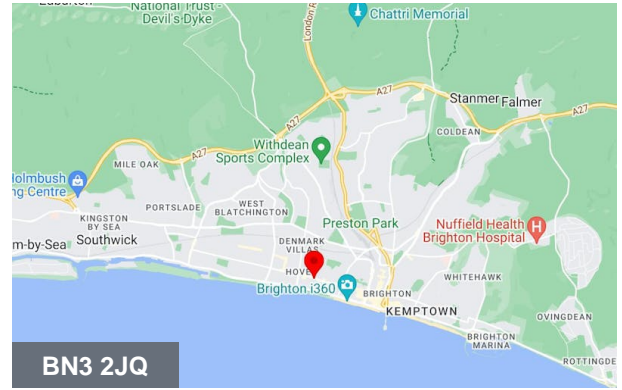
## Accommodation

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
<b>Total</b>	<b>2,844</b>	<b>264.21</b>

## 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



### Max Pollock

01273 109104 | 07764 794936

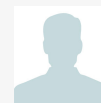
max@eightfold.agency



### Jack Bree

01273 109121

jack@eightfold.agency



### Rupert Burstow

07970826515

rupert@eightfold.agency







## 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

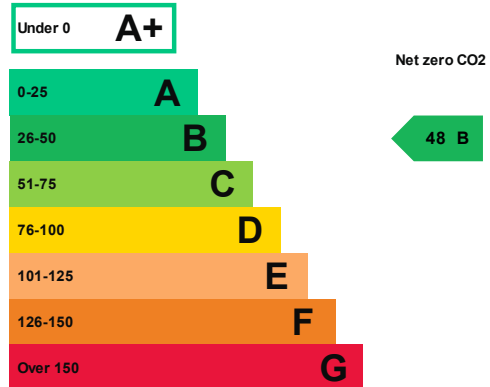
Properties can be let if they have an energy rating from A+ to E.

### 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 (kgCO<sub>2</sub>/m<sup>2</sup> 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	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.com</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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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