



108 Portland Road

Hove, BN3 5DN

To Let: Fully Fitted Turnkey Takeaway Unit

338 sq ft
(31.40 sq m)

- Fully Fitted, Ready for Immediate Occupation
- Prominent & Attractive Shopfront
- Extraction System Installed
- Gas Supply and Vaillant Boiler

Summary

Available Size	338 sq ft
Rent	£15,000 per annum
Rateable Value	£10,000
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	B

Description

A rare opportunity to acquire a well-configured ground floor takeaway unit in a prime trading location. Extending to approximately 338 sq ft, the premises present a genuine turnkey opportunity, with a full takeaway fit-out already in situ, significantly reducing the capital expenditure required of any ingoing operator.

The unit benefits from a strong and attractive shopfront, providing excellent visibility. Internally, the layout is well-proportioned and comprises a front trading area, a rear kitchen and preparation space, and a WC.

The property also benefits from a gas supply, Vaillant boiler, and established extraction, all of which are in place and ready for immediate use.

Location

The property occupies a prominent ground floor position within a well-established commercial parade on Portland Road, benefiting from strong local footfall and excellent visibility. The surrounding area comprises a balanced mix of independent operators and national occupiers, creating a vibrant and consistent trading environment throughout the day.

The unit is well positioned to serve both the surrounding residential population and wider commuter catchment, with good transport links and established pedestrian flow in the immediate vicinity. Nearby occupiers include a range of retail, food, and service-based businesses, contributing to a strong and active local pitch.

The location presents an attractive opportunity for food and takeaway operators seeking a well-connected, visible position with strong and established local demand.

Accommodation

The accommodation comprises the following areas:

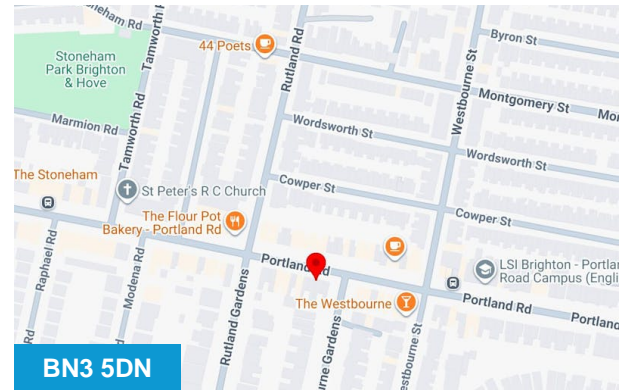
Name	sq ft	sq m
Ground - Kitchen/ Trading Area	338	31.40
Total	338	31.40

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070)

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.