graves jenkins
PROPERTY PEOPLE

To Let



97 Church Road

Hove, BN3 2BA

To Let: Fitted Restaurant with Extraction and Outside Seating on Church Road, Hove

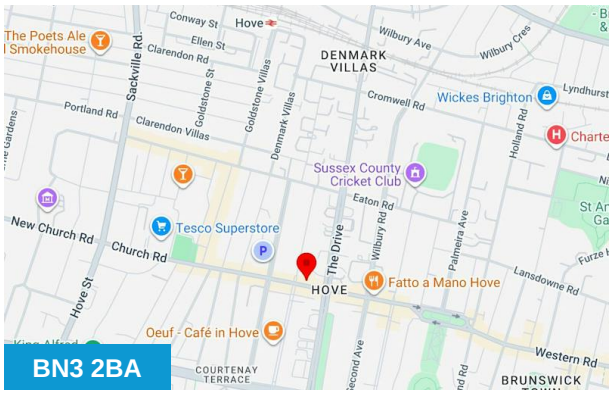
2,125 sq ft
(197.42 sq m)

- Established Restaurant Position on Church Road
- Ground-Floor Kitchen with 4m-Wide Extraction and Gas Supply
- Newly Installed Three-Phase Power and Walk-In Cold Store
- South-Facing Outside Seating and Impressive Trading-Area Ceiling Height

97 Church Road, Hove, BN3 2BA

Summary

Available Size	2,125 sq ft
Rent	£37,500 per annum
Rateable Value	£32,250
VAT	Applicable
Legal Fees	Upon Enquiry
EPC Rating	Upon enquiry







Description

An excellent opportunity to lease a fitted restaurant in a prominent position on Church Road, at the heart of Hove's established retail, dining and leisure district.

Arranged over ground and basement floors, the premises combine an impressive customer trading space with an adjoining ground-floor commercial kitchen. The previous configuration accommodated approximately 40 internal covers, complemented by south-facing outside seating for a further 10-12 customers.

The principal trading area features a generous ceiling height of approximately 4.32 metres, creating a bright and spacious setting adaptable to a range of dining concepts. The kitchen benefits from approximately 4m-wide extraction, a gas supply and newly installed three-phase electricity, providing valuable infrastructure for an incoming operator.

Further features include a newly installed walk-in cold store at basement level, accessible customer WC facilities and a rear courtyard. The basement provides additional ancillary storage and staff office accommodation.

The combination of an established restaurant location, outside seating and existing catering infrastructure offers an attractive platform for an independent operator or expanding hospitality business. The premises are suitable for a range of restaurant, café and other hospitality uses, including bar use where the necessary planning and licensing approvals are obtained.

Location

The property occupies a prominent position on the northern side of Church Road, close to Grand Avenue and Third Avenue, in the heart of central Hove.

Church Road is one of the city's established shopping and dining destinations, with a varied mix of independent restaurants, cafés, boutiques and national operators serving the surrounding residential neighbourhoods and local business community. Nearby occupiers include Caffè Nero, Velvet, Lloyds Bank, Co-op, Fatto a Mano and COOK, contributing to the area's appeal throughout the day and into the evening.

Hove seafront and its lawns are a short walk to the south, while Hove Railway Station is accessible to the north, offering connections to Brighton, Gatwick Airport and London. Frequent bus services along Church Road provide convenient links across Brighton and Hove.

Accommodation

The accommodation comprises the following areas:

Name	Size	sq ft

Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Ground - Trading Area	1,008 sq ft	1,008
Ground - Kitchen	593 sq ft	593
Basement - Ancillary staff office and storage, including a walk-in cold room.	524 sq ft	524
Total		**2,125**

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.

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

Specification

- Ground-floor restaurant with approximately 40 internal covers
- South-facing outside seating for approximately 10-12 customers
- Impressive trading-area ceiling height (4.32m)
- Ground-floor commercial kitchen with 4m-wide extraction
- Gas supply and newly installed three-phase electricity
- Newly installed walk-in cold store at basement level
- Accessible customer WC facilities
- Ancillary basement storage and staff office accommodation
- Rear courtyard

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed, at a commencing rent of £37,500 per annum exclusive.

All terms are subject to contract.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 27/11/2026


Peter Kyle MP
Hove & Portslade
TOPOLINO
FISH - PIZZA - PASTA
ITALIAN RESTAURANT
Ashoka
5A
I AM HYBRID ELECTRIC









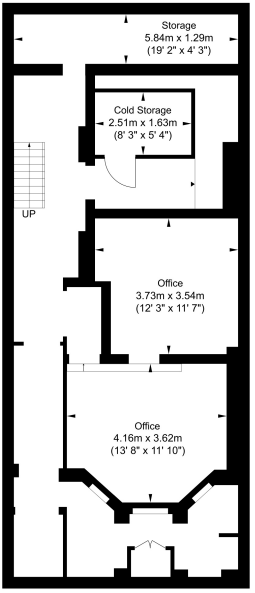




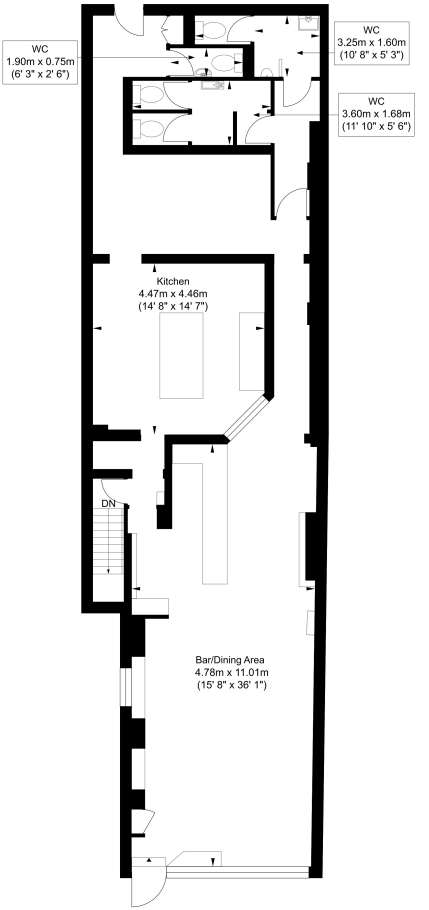




Church Road



Lower Ground Floor
Approximate Floor Area
909.87 sq ft
(84.53 sq m)



Ground Floor
Approximate Floor Area
1295.44 sq ft
(120.35 sq m)

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Approximate Gross Internal Area = 204.88 sq m / 2205.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.