



A3 (RESTAURANTS AND CAFES) / PUB / BAR / CLUB / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL /  
RETAIL - IN TOWN TO LET

## 86-87 WESTERN ROAD

Hove, BN3 1JB

RESTAURANT PREMISES TO LET- NO PREMIUM

2,969 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 2,969 sq ft                                                                                                                                                                 |
| Rent           | £52,500 per annum exclusive of rates, VAT, service charge, insurance & all other outgoings.                                                                                 |
| Rates Payable  | £16,342.25 per annum                                                                                                                                                        |
| Rateable Value | £32,750                                                                                                                                                                     |
| VAT            | Applicable                                                                                                                                                                  |
| Legal Fees     | The incoming tenant to make a contribution of £1,500 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to the release of papers. |
| EPC Rating     | D (83)                                                                                                                                                                      |

## Description

An imposing & impressive grade II listed, restaurant premises. The property comprises a bar/ restaurant space with kitchen over ground floor, W/C, storage & bar space over first floor, W/C's and office storage over second floor with further storage& locker room at basement level.

## Location

The property is situated on the northern side of Western Road, just west of the junction intersecting Lansdowne Place. Palmeira Square is to the west of the property with the seafront to the south and Churchill Square to the east. Nearby occupiers include Tesco Express, Nostos, Grubbs, The Wick Inn, Sainsbury's Local and Starbucks Coffee.

## Accommodation

The accommodation comprises the following areas:

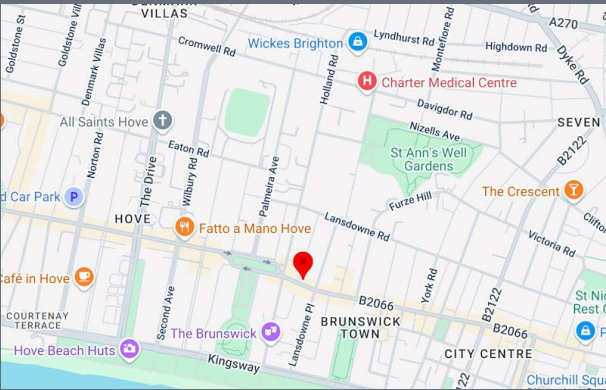
| Name                  | sq ft | sq m   |
|-----------------------|-------|--------|
| Basement              | 527   | 48.96  |
| Ground                | 844   | 78.41  |
| 1st - Lower           | 139   | 12.91  |
| 1st                   | 523   | 48.59  |
| 2nd - office/ storage | 468   | 43.48  |
| Total                 | 2,501 | 232.35 |

## Terms

Available by way of a new full repairing & insuring lease for a minimum term of 5 years. Subject to status, a deposit of between 3-6 months' rent will be required.

## AML

AML documents will be required from relevant parties. A charge will be payable per person where searches are carried out at the cost of £50 per person



## Get in touch

Max Pollock

01273 672999 | 07764 794936  
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877  
james@eightfold.agency

### Eightfold Property

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 21/10/2025



## Energy performance certificate (EPC)

86-87 WESTERN ROAD  
HOVE  
BN3 1JB

Energy rating

**D**

Valid until:

**30 October 2030**

Certificate number:

**5235-5545-6250-1382-1742**

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

228 square metres

### Rules on letting this property

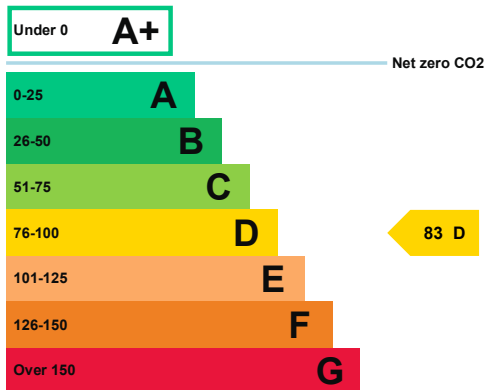
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.

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

**36 B**

If typical of the existing stock

**106 E**

## Breakdown of this property's energy performance

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity |
| Building environment                                                | Air Conditioning          |
| Assessment level                                                    | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 207.99                    |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 1227                      |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2935-1507-9061-1881-1560\)](#).

## 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 | Simon Cole                                                       |
| Telephone       | 07990 967030                                                     |
| Email           | <a href="mailto:simonjacole@gmail.com">simonjacole@gmail.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/012641                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Easy EPC                                                  |
| Employer address       | 12 Albion Street Brighton East Sussex BN2 9NE             |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 30 October 2020                                           |
| Date of certificate    | 31 October 2020                                           |