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50 Boundary Road, Hove, East Sussex, BN3 4EF

TO LET: LOCK-UP SHOP WITH FLEXIBLE LEASING TERMS

# LOCATION



Located at the southern end of Boundary Road and south of New Church Road, on the border of Portslade and Hove, this unit is nestled within a densely populated residential area. It enjoys proximity to major thoroughfares, with the A259 Coast Road to the south and the A270 Brighton bypass to the north. Portslade railway station is also nearby, providing excellent connections to all parts of the city.

The area boasts a mix of local independent retailers and well-known national brands, including Tesco Superstore, Specsavers, Superdrug, Timpson, and Kwik Fit.

## Description

Boundary Road, Hove remains a sought-after location for various tenants, offering the benefits of a vibrant residential and office community, significant pedestrian traffic, and thriving local trade.

This compact lock-up shop, featuring a kitchenette and WC, is now available for immediate occupancy. Ideal for a variety of tenants, the premises offer flexible leasing terms.

## Key Features

- Lock-up shop
- Eligible for small business rates relief
- New lease available on flexible terms
- Ready for immediate occupation

## Accommodation

The ground-floor lock-up shop is arranged as follows:

- Internal Width (Max): 14'6"
- Internal Depth (Max): 34'9"

**Total Accommodation (NIA): 386 sq ft (35.9 m2)**

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £9,000 per annum exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Internal Repairing and Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Showroom & premises
- Rateable Value: £7,600.00
- Rates Payable:
- Valid from 1 April 2023 to present

Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

## VAT

VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

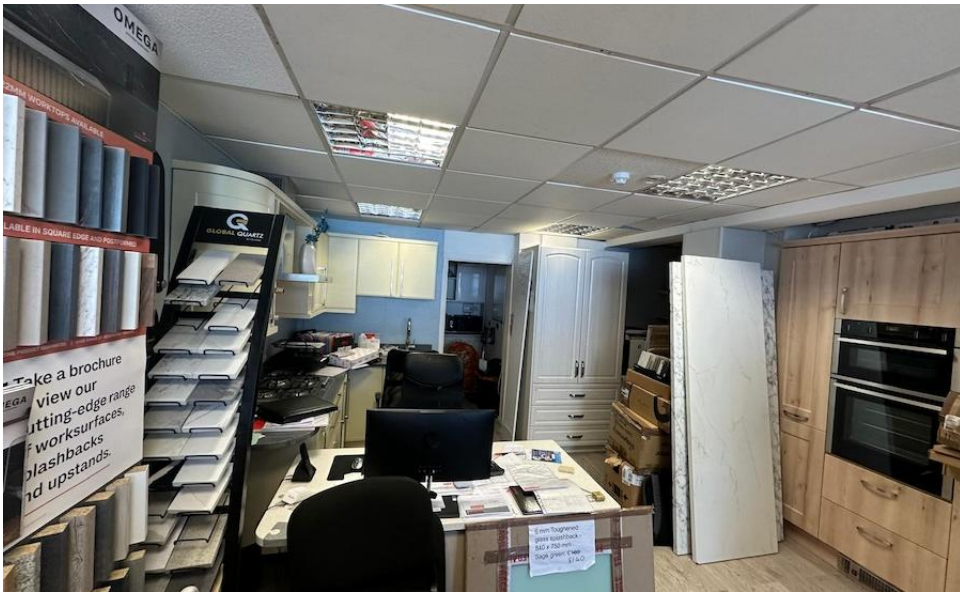
## Viewing Arrangements



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









GET IN TOUCH  
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