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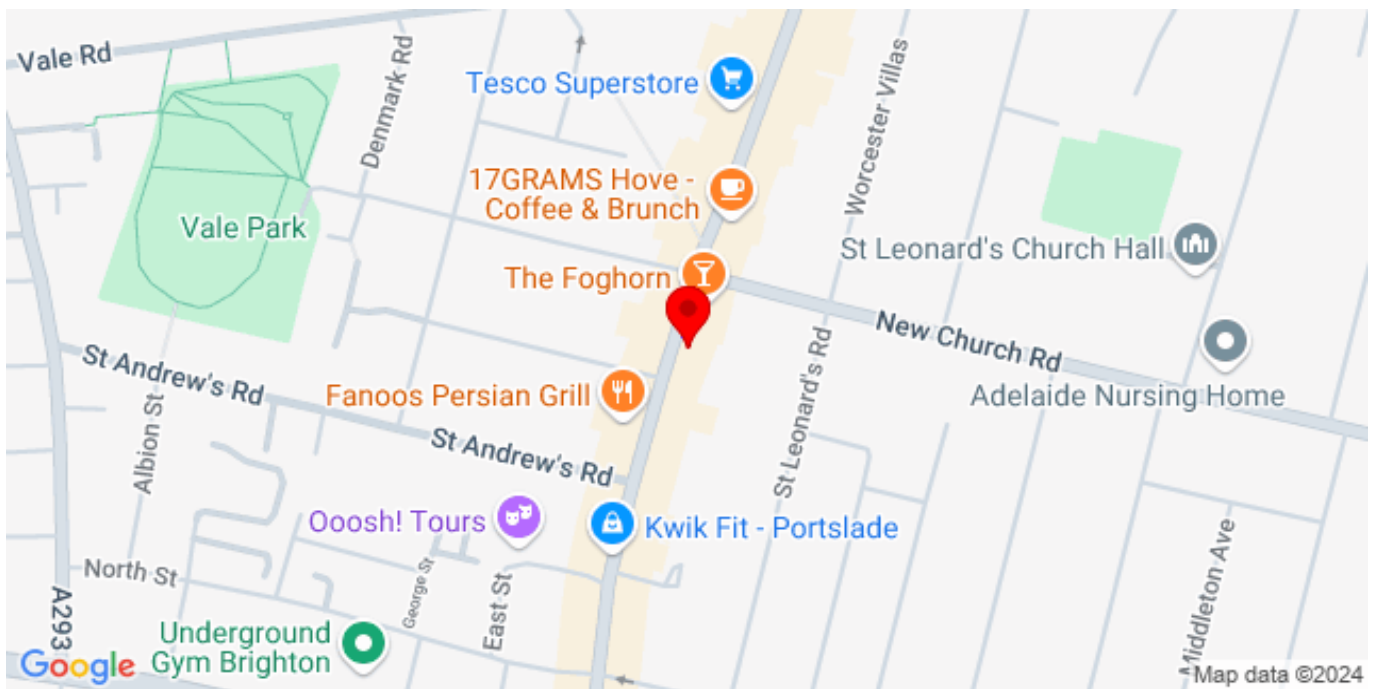
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49 Boundary Road, Hove, East Sussex,
BN3 4EF

TO LET: LOCK-UP SHOP WITH FLEXIBLE LEASING TERMS

LOCATION



Boundary Road in Portslade is a highly sought-after location, offering a vibrant mix of residential and office spaces, substantial pedestrian traffic, and flourishing local businesses. Located at the southern end of Boundary Road, just south of New Church Road, and on the border of Portslade and Hove, this unit is situated in a densely populated residential area. It benefits from proximity to major thoroughfares, including the A259 Coast Road to the south and the A270 Brighton Bypass to the north. Additionally, Portslade railway station is nearby, providing excellent connectivity to the entire city.

The area features a diverse range of local independent retailers and well-known national brands, such as Tesco Superstore, Specsavers, Superdrug, Timpson, and Kwik Fit.

Description

Although the current layout is ideal for another tanning, hair, or beauty business, this versatile ground floor premises is suitable for a variety of tenants. It is now available on flexible leasing terms and ready for immediate occupancy.

The lock-up shop features an open-plan trading/sales area with wood laminate flooring, recessed LED ceiling spotlights, and ample storage facilities. At the rear, there are several convenient partitioned rooms, alongside a kitchenette and WC.

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Key Features

- Lock-up shop with various smaller rooms at the rear
- 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:

Main Trading/Sales Area: 396 sq ft (36.8 m²)

- Internal Width (Max): 15'5"
- Internal Depth (Max): 27'9"

Rear Partitioned Rooms: 338 sq ft (31.4 m²)

Total Accommodation (NIA): 734 sq ft (68.2 m²)

Lease

A new lease is available on flexible leasing terms.

Guide Rent - £12,000 per annum exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Internal Repairing and Insuring.

Business Rates



Billing Authority: Brighton & Hove

- Description: Tanning shop & premises
- Rateable Value: £10,750
- 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.

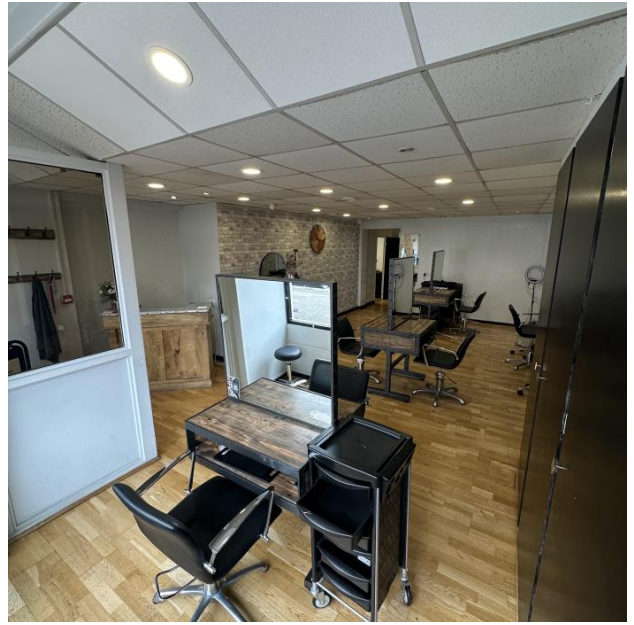
Legal Fees

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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