

**PROMINENT A1/A2 PREMISES
CLOSE TO PORTSLADE STATION
AVAILABLE NOW
TO LET**



**56 BOUNDARY ROAD
HOVE
BN3 5TD**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Tom Graves and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Tom Graves nor any person in their employment has any authority to make or give any representation or warranty whatsoever.

LOCATION	Situated at the midpoint of Boundary Road close to its junction with New Church Road, Hove. Boundary Road is a busy commercial thoroughfare of Hove/Portslade with many other private and national occupiers. Portslade train station is also walking distance to the north.	
ACCOMMODATION	The premises comprise ground floor A1/A2 premises, arranged as follows:	
	Shop/Office	536 sq ft (49 m2)
	<ul style="list-style-type: none"> • Laminate Flooring • AC • Suspended Ceiling • WC + HWF • Small Store Area + Kitchen and Staff WC 	
TENURE	Leasehold	
LEASE	New lease to be negotiated	
RENT	£11,500 per annum exclusive	
UNIFORM BUSINESS RATES	Description:	Betting Shop and Premises
	Rateable Value:	£11,000
	Rates Payable:	£5,070
VAT	VAT is not chargeable on the terms quoted	
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Commercial Ltd Tel: 01273 233333	