

## HIGHLY PROMINENT (CLASS E) PREMISES CLOSE TO PORTSLADE STATION SUITABLE FOR RETAIL/OFFICE/RESTAURANT TO LET



**57 BOUNDARY ROAD  
HOVE  
BN3 5TD**

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**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 retail premises, arranged as follows:

**Shop** **658 sq ft (60 m2)**

- Strip lighting
- Tiled Floor
- CCTV
- Double Fronted Shop

**Store** **90 sq ft**

- Sink Unit
- WC + HWF

**TENURE** Leasehold

**LEASE** New lease to be negotiated

**RENT** OIRO £15,000 per annum exclusive

**UNIFORM  
BUSINESS RATES**

<b>Description:</b>	<b>Shop and Premises</b>
Rateable Value:	£14,500

**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**