

**PROMINENT (CLASS E) PREMISES**  
**394 SQ FT**  
**AVAILABLE NOW**  
**TO LET**



**31 BOUNDARY ROAD**  
**HOVE**  
**BN3 4EF**

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<b>LOCATION</b>	Situated at the midpoint of Boundary Road not far 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.	
<b>ACCOMMODATION</b>	The premises comprise a ground floor Class E premises, arranged as follows:	
	<b>SHOP</b>	<b>394 sq ft</b>
	<ul style="list-style-type: none"> <li>• Carpeted</li> <li>• Forecourt</li> <li>• Rear WC + HWF</li> <li>• Storage</li> </ul>	
<b>TENURE</b>	Leasehold	
<b>LEASE</b>	New lease is available with terms to be agreed	
<b>RENT</b>	£7,500 Per annum exclusive	
<b>UNIFORM BUSINESS RATES</b>	<b>Description:</b>	<b>Shop and premises</b>
	Rateable Value:	£4,550
<b>VAT</b>	VAT is not chargeable on the terms quoted	
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>	