

PROMINENT CLASS E PREMISES

306 SQ FT

ALL INCLUSIVE RENT

REDUCED RENT



34 BOUNDARY ROAD
HOVE
BN3 4EF

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LOCATION	Situating 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.	
ACCOMMODATION	The premises comprise a ground floor Class E premises, arranged as follows:	
	Shop/Office	306 sq ft
	• Fully carpeted • AC • Modern Lighting • Good Natural Light • WC + Kitchenette	
TENURE	Leasehold	
LEASE	New lease is available with terms to be agreed	
RENT	£9,600 Per annum inclusive of all bills	
UNIFORM BUSINESS RATES	Description: Rateable Value:	Shop and premises £12,500
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 Prop Ltd Tel: 01273 233333	