



RUPERT BURSTOW
Property Consultancy & Acquisitions

HALF RENT FOR FIRST YEAR!
LARGE OFFICE/SHOP PREMISES
1193 SQ FT (117 SQ M)
TO LET



5 BOUNDARY ROAD
HOVE
BN3 4EH

5 Boundary Road, Hove BN3 4EH

LOCATION

Situated at the southern end of Boundary Road, a few metres from the A259 Coast Road. Boundary Road/Station Road lies on the Hove/Portslade border and is anchored by the Tesco's Superstore and has numerous individual and multiple retailers serving the Hove/Portslade community. The property is in easy walking distance to Portslade railway station and also Hove Lagoon and the beach.

ACCOMMODATION The premises comprise a ground floor lock up shop/office as follows:



SHOP/OFFICE:

Maximum Internal width	17'2"
Internal depth	78'
Total Accommodation	1193 sq ft (117 m²)

- GFCH
- Ceiling Tiles
- Carpet Tiles
- Disabled W/C and hand wash facilities
- Front Spot Lighting
- Alarm System
- Rear Fire Exit

TENURE

Leasehold

LEASE

A new lease is available terms to be agreed

RENT

£9,000 per annum exclusive (half rent for first year!)

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £5,900
- **Rates Payable:** £2,442 (April 09/10)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

