



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**PROMINENT RETAIL PREMISES  
CLOSE TO HOVE SEAFRONT  
428 SQ FT (39 M2)  
TO LET**



**10 BOUNDARY ROAD  
HOVE  
BN3 4EH**

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## 10 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 shop with rear store and WC as follows.

**SHOP:**

Internal width	12'
Internal depth	29'
<b>Total sales area</b>	<b>348 sq ft (32 m<sup>2</sup>)</b>

- Strip Lighting

**REAR STORE:**

14' x 5'8"	<b>80 sq ft (7 m<sup>2</sup>)</b>
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- Kitchenette
- WC HWF

**TENURE:** Leasehold

**LEASE:** A new lease with terms to be negotiated

**RENT:** £5,750 per annum exclusive

**UNIFORM BUSINESS RATES**

- **Description:** Shop and premises
- **Rateable Value:** £4,550
- **Rates Payable:** £2,047.50 (April 12/13)

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

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

