



RUPERT BURSTOW
Property Consultancy & Acquisitions

NO PREMIUM!

FULLY FITTED

SANDWICH BAR/SHOP PREMISES

PROMINENT LOCATION

HOVE/PORTSLADE BOARDERS

TO LET



25 BOUNDARY ROAD
HOVE
BN3 4EF



25 BOUNDARY ROAD, HOVE BN3 4EF

LOCATION Situated in a prominent position between Boundary Road, New Church Road and the seafront, a few metres from the Royal Mail Sorting office. Boundary Road/Station Road lies on the Hove/Portslade boarder 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 lock up shop as follows:

Internal width 13'6"
Internal depth 17'

Total sales area 229 sq ft (21.3 sq m)

Previously used for a sandwich bar to include:

- Large display/fridge
- Electric cooker
- Low level cupboards
- Microwave
- Electric till
- Fridge

W/C: W/C with hand wash facilities

LARGE FORECOURT: Approximately 7' x 13'

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £6,250 per annum exclusive to include landlord's fixtures and fittings

N.B. Should the premises not be required for a sandwich bar the landlord may consider removing the fixtures and fittings and accept a slightly lower rent

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 3,000
- **Rates Payable:** £1,455 (April 09/103)

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 Each party to bear their own legal fees

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