



RUPERT BURSTOW
Property Consultancy & Acquisitions

NEWLY REFURBISHED FORMER "THRESHERS" UNIT PROMINENT LOCATION TO LET



**32 BOUNDARY ROAD
HOVE
BN3 4EF**

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32 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 10'6"
Internal depth 30'6"

Total sales area 320 sq ft (29 sq m)

- Strip Lighting

FORECOURT: Approximately 7' x 10'

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £5,700 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £7,000
- **Rates Payable:** £2,514 (April 10/11)

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

