



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# LOCK UP SHOP

## PROMINENT LOCATION

## HOVE/PORTSLADE BOARDERS

## TO LET



**33 BOUNDARY ROAD**  
**HOVE**  
**BN3 4EF**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

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### 33 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 8'6"  
Internal depth 31'

**Total sales area 263 sq ft (21.3 sq m)**

- Newly Refurbished
- New Carpets
- Data Cables
- Cat 2 Lighting

**W/C:** W/C with hand wash facilities

**FORECOURT:** Approximately 12' x 4'

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** £5,500 per annum

#### UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £5,200
- **Rates Payable:** £2,522 (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 pay both parties reasonable legal fees

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

