



RUPERT BURSTOW
Property Consultancy & Acquisitions

**HIGHLY PROMINENT CORNER
SHOP/OFFICE (A1/A2)
SALES/OFFICE 986 SQ FT (92 SQ M)
HOVE/PORTSLADE BOARDERS
TO LET**



**55 BOUNDARY ROAD
HOVE
BN3 5TD**

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55 BOUNDARY ROAD, HOVE BN3 5TD

LOCATION Situated in a highly prominent position on the corner of New Church Road and Boundary Road/Station Road. The property occupies the south east corner of this busy junction in this established popular retail thoroughfare, anchored by Tesco's Superstore and numerous other multiple retailers to include Primark, QS, KFC, NatWest Bank, Alliance and Leicester Building Society to name but a few.

ACCOMMODATION The premises comprise a ground floor shop/office (A1/A2) as follows:

Internal width 31'1"
Internal depth 31'9"

Total sales/office area 986 sq ft (91 sq m)

Currently partitioned to create 2 offices/interview rooms and 1 store

- Suspended ceiling with recessed strip lighting
- Carpet tiles
- Hand wash basin
- Hot and cold water

Kitchen/ W/C 15' x 9'7" 143 sq ft

- Electric heating

Safe/store 1 10' x 10'1" 100 sq ft

Safe/store 2 11'5" x 6' 68 sq ft

Total stores 168 sq ft (15.6 sq m)

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £20,000 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 15,750
- **Rates Payable:** £5837.01 (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

