



RUPERT BURSTOW
Property Consultancy & Acquisitions

PROMINENT LOCK UP SHOP
POPULAR BOUNDARY ROAD LOCATION
1223 SQ FT (115 SQ M)
TO LET



56A BOUNDARY ROAD
HOVE
BN3 5TD

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56A BOUNDARY ROAD, HOVE BN3 5TD

LOCATION

Situated in a most central position on the Station Road/Boundary Road retail thoroughfare directly opposite the Tesco's Superstore and surrounding by numerous multiple and individual retailers. Boundary Road is on the Eastern Side (Hove) of the shopping thoroughfare and the properties are situated north of the New Church Road close to the National Westminster Bank. This is a well established and thriving shopping thoroughfare serving the Hove and Portslade community.

ACCOMMODATION A ground floor lock up shop as follows:

Gross frontage	21'
Internal width	20'1"
Shop depth	61'5"
Total sales area	1223 sq ft (115 sq m)

- Carpet Tiling
- Strip Lighting
- 2 x WC's with hand wash facilities

TENURE Leasehold

RENT £17,500 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 16,500
- **Rates Payable:** £6,831 (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 and Hove Council 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

