

**HIGHLY PROMINENT (CLASS E) PREMISES
CLOSE TO PORTSLADE STATION
SUITABLE FOR RETAIL/OFFICE/STUDIO
TO LET**



**57 BOUNDARY ROAD
HOVE
BN3 5TD**

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LOCATION Situated at the midpoint of Boundary Road close to its junction with New Church Road, Hove. Boundary Road is a busy commercial thoroughfare of Hove/Portslade with many other private and national occupiers. Portslade train station is also walking distance to the north.

ACCOMMODATION The premises comprise ground floor Class E premises, arranged as follows:

SHOP 658 sq ft

- Strip lighting
- Tiled Floor
- Double Fronted Shop

STORE 90 sq ft

- Sink Unit
- WC + HWF

TENURE Leasehold

LEASE New lease to be negotiated

RENT £17,500 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Shop and Premises
Rateable Value:	£18,750

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Prop Ltd
Tel: 01273 233333