



28 Boundary Road

Hove, BN3 4EF

To Let: Prominent Self-Contained Retail / Office Premises on Boundary Road

522 sq ft
(48.50 sq m)

- Prominent Position on Established High Street
- Flexible Retail / Office Accommodation
- High Visibility Shopfront
- Kitchen / Storage Facilities

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Summary

Available Size	522 sq ft
Rent	£14,000 per annum
Rateable Value	£9,300 Current rateable value (1 April 2026 to present).
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

The property comprises a self-contained ground-floor commercial unit occupying a prominent position within an established High Street setting on Boundary Road, Portslade.

The accommodation is arranged predominantly as open-plan retail / office space, providing an adaptable layout for an incoming tenant. The property benefits from a highly visible shopfront onto Boundary Road, providing good natural light and exposure to passing traffic and pedestrians.

To the front, there is potential for outdoor seating, subject to the proposed use and any necessary consents.

To the rear, the property provides a separate storage / kitchen area, together with access to an enclosed courtyard incorporating a WC and further access to the garden.

The property offers a well-located and versatile commercial unit, combining a prominent shopfront with self-contained accommodation and useful ancillary space.

Location

28 Boundary Road occupies a prominent position within an established High Street setting in Portslade, surrounded by a mix of independent and regional occupiers. Nearby businesses include the RSPCA, GWCA Solicitors, The Shore Group and New Church Road Dental Practice.

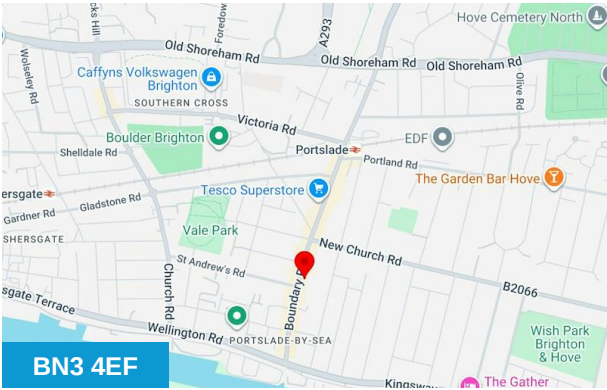
The property is well placed to serve the surrounding residential population, with Boundary Road providing a direct route into Hove and onward towards Brighton. The immediate area provides a good mix of retail, office and service businesses, contributing to an established local commercial environment.

The location is well served by public transport, with regular bus services operating along Boundary Road and surrounding routes. Portslade railway station is also within walking distance, providing regular services towards Brighton, London and destinations along the south coast.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
Ground - Main Trading Area	Ground	309	28.71
Ground - Rear Trading Area	Ground	137	12.73



Viewing & Further Information



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Name	Floor/Unit	sq ft	sq m
Ground - Rear Storage and Kitchen Area	Ground	75	6.97
Total		521	48.41

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

A new lease is available for a term of no less than five years, with longer terms available by negotiation.

The lease will be on an internal repairing basis, including responsibility for the shopfront, with the tenant responsible for the internal repair and decoration of the premises.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



