



49-50 Boundary Road

Hove, BN3 4EF

## For Sale: Fully-Let Freehold Investment on Boundary Road

**386 to 1,120 sq ft**  
(35.86 to 104.05 sq m)

- Fully-Let Freehold Investment
- Prominent Position on Busy Commercial Parade
- Total Current Income: £20,950 per annum
- Attractive Net Initial Yield (9.51%)

# 49-50 Boundary Road, Hove, BN3 4EF

## Summary

Available Size	386 to 1,120 sq ft
Price	Offers in excess of £215,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

## Description

This fully-let and well-positioned property presents a rare freehold investment opportunity in the heart of Hove's established commercial district.

Comprising two self-contained commercial units, the asset provides a strong and secure income stream with scope for future rental growth.

Situated along the vibrant Blatchington Road and close to George Street and Hove Station, the property benefits from excellent footfall, connectivity, and long-term occupier demand, making it an ideal acquisition for investors seeking a stable asset in one of Sussex's most sought-after coastal towns.

Tenancy Schedule:

The property is fully let to two separate commercial tenants, generating a combined rental income of £20,500 per annum, exclusive. Lease details are as follows:

49 Boundary Road, Hove

Use: Hair and beauty salon - Class E(c)(iii)

Rent: £11,500 per annum, exclusive

Term: 5 years from 1 November 2024 to 31 October 2029 (Inside the Landlord and Tenant Act 1954 - Part II, as amended)

Rent Review: Not applicable

50 Boundary Road, Hove

Use: Vape shop - Class E(a):

Rent: £9,000 per annum, exclusive

Term: 10 years from 22 October 2024 to 21 October 2034 (Inside the Landlord and Tenant Act 1954 - Part II, as amended)

Rent Review: 22 October 2029 and every fifth anniversary thereafter

Ground Rent: £150 per annum, per flat - totalling £450 per annum across all three flats.

Total Rental Income: £20,950 per annum, exclusive.

## Location

49-50 Boundary Road occupies a prominent position on the western side of Boundary Road, a well-established commercial thoroughfare connecting Portslade and Hove. The road enjoys strong footfall throughout the day, driven by a mix of national retailers, local independents, and high-density residential neighbourhoods.

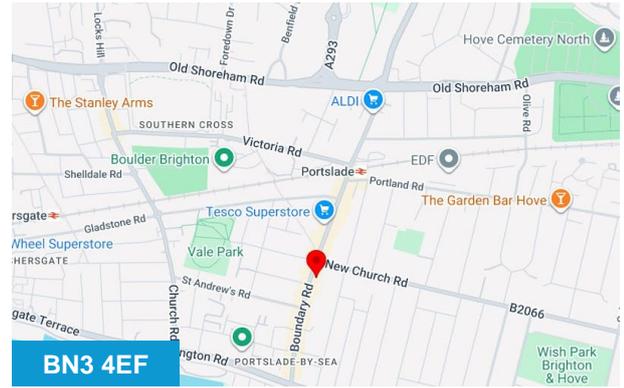
Boundary Road serves as one of the main north-south routes linking the A270 (Old Shoreham Road) and the A259 Coast Road, providing excellent vehicular access across Brighton & Hove and the wider Sussex region. Portslade railway station is located just a short walk to the north, offering regular services to Brighton, Worthing, and London Victoria.

Nearby occupiers include Tesco Superstore, Specsavers, Superdrug, Timpson, and Kwik Fit, alongside a variety of cafes, salons, and convenience stores. The area benefits from a strong local catchment and year-round trade, making it a popular location for a range of service-based and retail businesses.

## Accommodation

49 Boundary Road, Hove A larger lock-up shop arranged with an open-plan sales area and rear ancillary rooms. Main Sales Area: 396 sq ft (36.8 m<sup>2</sup>) Internal Width (Max): 15'5" Internal Depth: 27'9" Rear Ancillary Rooms: 338 sq ft (31.4 m<sup>2</sup>) Total Accommodation (NIA): 734 sq ft (68.2 m<sup>2</sup>) Features include contemporary wood laminate flooring, recessed LED ceiling lighting, rear partitioned rooms suitable for office or storage use, and dedicated kitchenette and WC facilities. 50 Boundary Road, Hove A smaller self-contained unit with a straightforward layout and ancillary amenities. Internal Width (Max): 14'6" Internal Depth: 34'9" Total Accommodation (NIA): 386 sq ft (35.9 m<sup>2</sup>) Features include wood-effect laminate flooring, recessed LED ceiling lighting, and dedicated kitchenette and WC facilities. Total Commercial Accommodation (NIA): 1,120 sq ft (104.1 m<sup>2</sup>)

Name	Floor/Unit	Description	Building Type	Size	sq ft	sq m	Tenure
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## Viewing & Further Information



**Oliver Graves**

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Ground - A larger lock-up shop arranged with an open-plan sales area and rear ancillary rooms.	Ground	A larger lock-up shop arranged with an open-plan sales area and rear ancillary rooms.	Retail	734 sq ft	734	68.19	To Let
Ground - A smaller self-contained unit with a straightforward layout and ancillary amenities.	Ground	A smaller self-contained unit with a straightforward layout and ancillary amenities.	Retail	386 sq ft	386	35.86	To Let
<b>Total</b>					<b>1,120</b>	<b>104.05</b>	

### 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.



