

TO LET

**GROUND FLOOR CLASS E PREMISES
ON POPULAR LOCAL PARADE**

100 Boundary Road, Hove, BN3 7GB



Summary

Available Size	423 sq ft
Rent	£14,000 per annum exclusive
Business Rates	100A Boundary Road - £4,450 and 100B Boundary Road - £5,200 with a UBR of 43.2 p in £. Eligible businesses may apply for small business rates relief
EPC Rating	C (52)

Location

The premises are situated on the eastern side of Boundary Road, just north of Portslade station, close to local shopping and other facilities including nearby Aldi, Coastway Vets, Cromer Locksmiths, Bond Street Carpets and a range of other local shops.

Description

The premises comprise a ground floor self-contained retail unit, currently sub-divided into two smaller units, and share a WC to the rear. The premises benefit from a private front forecourt/parking area.

Specification

- Arcaded entranceway
- Dual fascia signage
- Fire alarm system
- Perimeter trunking
- Exposed brickwork and tile interior
- WC
- Private forecourt parking

Accommodation

The accommodation comprises the following net internal floor areas:

Description	sq ft	sq m
Southern Shop	198	18.39
Northern Shop	225	20.90
Total	423	39.29

Lease

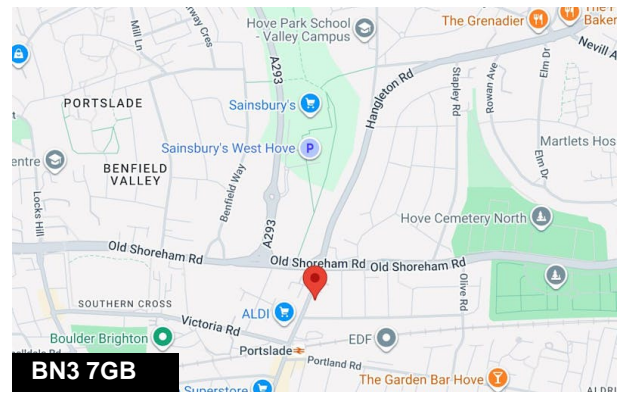
A new lease is available on terms to be agreed. The premises benefit from vacant possession.

VAT

We understand that VAT is not applicable.

Legal Costs

Each party responsible for their own legal costs.



Viewing & Further Information



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