



65 Boundary Road
Hove BN3 5TD

TO LET

SELF CONTAINED E CLASS UNIT 79.5 SQ M (856 SQ FT)

Key Features:

- Self contained E Class Unit located in a busy retail pitch opposite Tesco
- Other nearby occupiers include Boots, Superdrug, Timpsons, Specsavers and Iceland
- Currently fitted out as a hairdresser; can be left as is or fitted out to white box
- New lease available
- Rent £21,000 per annum





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Location

The property is located on Boundary Road, a popular pedestrian and vehicular thoroughfare comprising a number of established and independent retailers, with Portslade station situated just 5 minute walk to the north.

Accommodation

The property is arranged as a self contained ground floor unit with good street frontage and staff kitchen / WC to the rear.

The existing fit out can remain or the unit can be white boxed if required.

The property has the following approximate NIA:

	Sq Ft	Sq M
Ground Floor	856	79.5

EPC

We understand the property has an EPC rating of D (77)

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

A ten year term is sought.

Rent £21,000 per annum for Years 1 - 5 then £24,000 per annum for Years 5 - 10.

Business Rates

Rateable Value (2023): £13,500

VAT & Legal Fees

The property is elected for VAT. Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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