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TO LET

RETAIL – 1,031 SQ FT (98.57 SQ M)  
61, Boundary Road, Hove, BN3 5TD

SHW

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**Rent | £19,500 PAX NO VAT -****LOCATION**

The premises are located on the eastern side of Boundary Road, Hove. Nearby retailers include Timpson, Tesco, Iceland, Boots Pharmacy, Specsavers and Superdrug plus a host of local retailers.

Less than 5 minutes' walk away is Portslade mainline railway station.

**DESCRIPTION**

The premises provide a single fronted ground floor lock up shop comprising of a main retail area, two rear offices with a further store & kitchenette.

The unit benefits from suspended ceilings with recessed lighting, fully glazed shop front with central double doors along with one parking spaces directly to the rear of the property.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
Retail Area	652	52.21
Rear Retail	360	33.44
Kitchenette/Store	139	12.91
TOTAL	1031	98.57
	FT	M
Internal Width	18'2"	5.55
Built depth	47'10"	14.62

**RENT**

£19,500 PAX

**RATES**

We have been verbally informed by the local authority that the property has a rateable value of £13,000.

**SERVICE CHARGE**

Please contact the sole agents for Service Charge information.

**LEGAL COSTS**

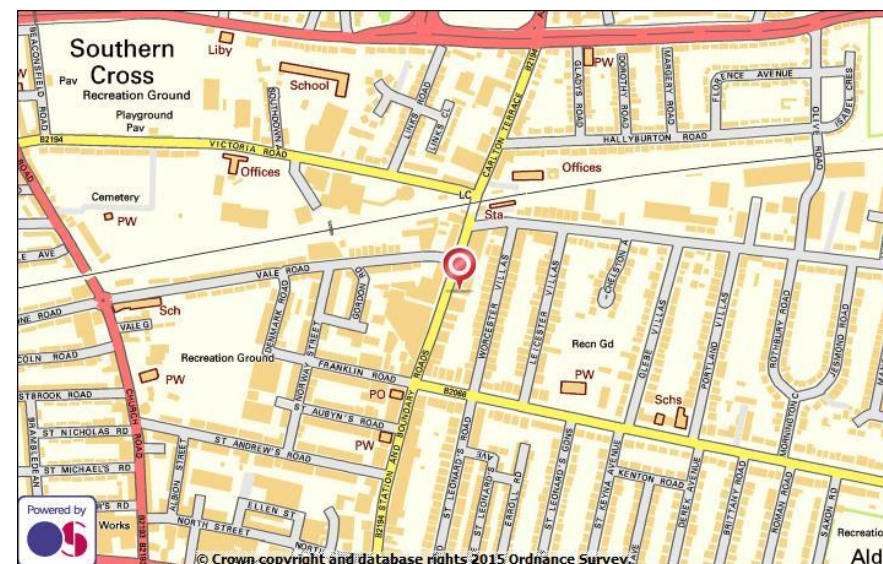
Each party is to be responsible for their own legal costs.

**VAT**

The property is not elected for VAT and therefore VAT will not be chargeable on the terms quoted.

**EPC**

The property has an EPC rating of D – 79.

**VIEWINGS –**

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