

## HOVE – 72 BOUNDARY ROAD, BN3 5TD

### PRIME A1 SHOP TO LET (SUBJECT TO VACANT POSSESSION)



#### LOCATION

The property is located on the eastern side of Station Road / Boundary Road, a busy local thoroughfare.

The premises are situated in a prime trading position in Boundary Road, close to a number of multiple and local occupiers, adjacent to **Iceland** and close to **Boots The Chemist, Greggs, Peacocks, Tesco Metro, KFC** and **Oxfam**.

#### THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate dimensions and floor areas:

Gross Frontage	-	7.77 m	25' 06"
Net Frontage	-	6.19 m	20' 04"
Internal Width	-	7.01 m	23' 00"
Shop Depth (max)	-	31.70 m	104' 02"
Ground Floor Sales	-	183.93 m <sup>2</sup>	1,980 sq.ft.
First Floor Ancillary	-	156.71 m <sup>2</sup>	1,687 sq.ft.

#### EPC

An EPC is available upon request.

#### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

#### TERMS

The premises are to be made available for a term to be agreed on a new full repairing and insuring lease at a commencing rental of **£30,000 p.a. excl.**

#### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	<b>£22,000</b>
<b>UBR (2021/2022)</b>	-	<b>49.9p</b>

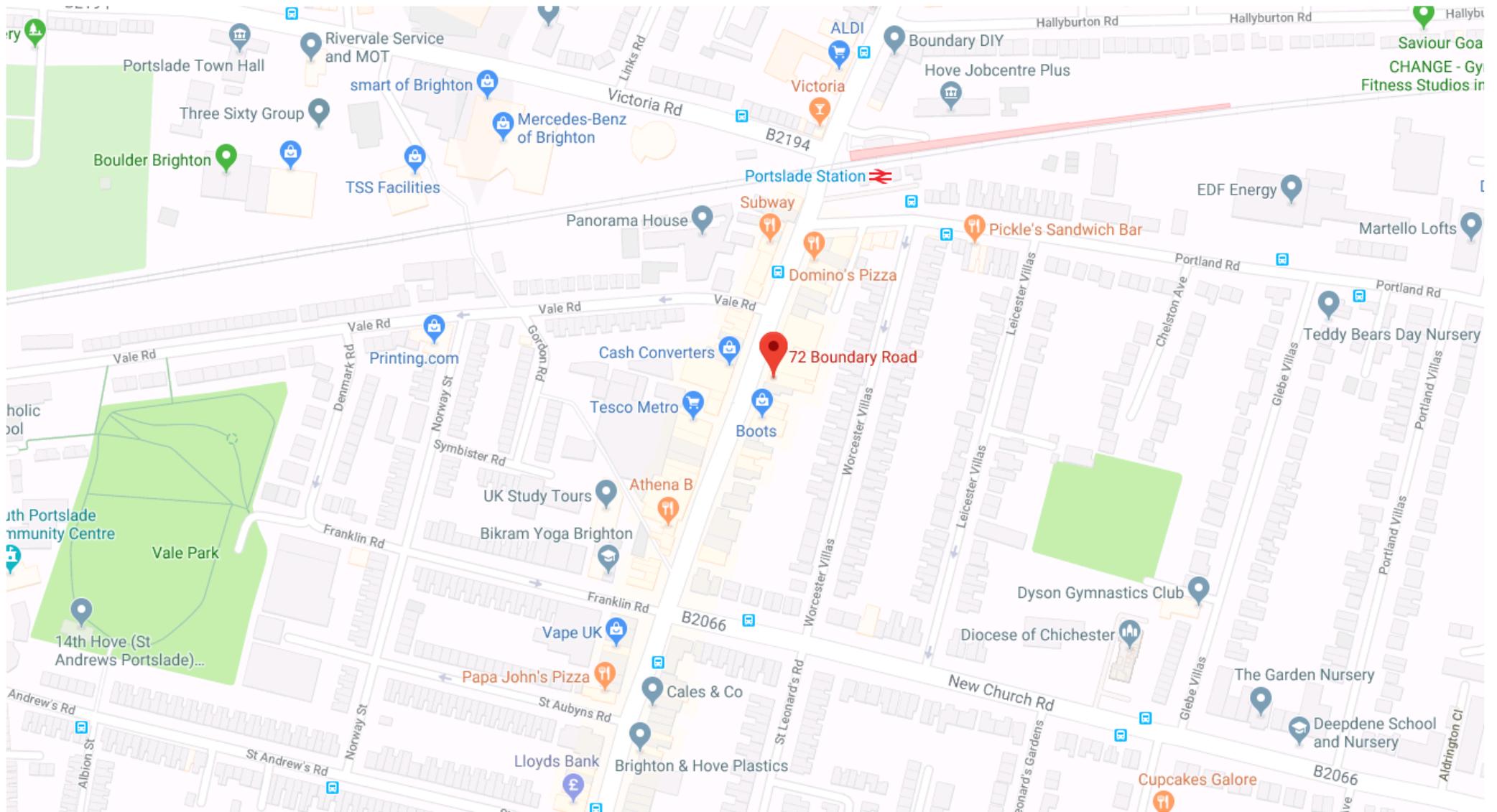
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Brighton & Hove City Council – Tel: 01273 291 981

#### INSPECTION

Viewings can only be carried out with prior notice by contacting:-

**Jim Moloney** [jimmoloney@sprrg.co.uk](mailto:jimmoloney@sprrg.co.uk)

**Tel: 020 7409 2100**



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price RRG LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitute a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price RRG LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.