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49-50 Boundary Road, Hove, BN3 4EF

FOR SALE: FULLY-LET FREEHOLD INVESTMENT ON BOUNDARY ROAD

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.

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.

Key Features:

- Fully Let Freehold Investment Producing Immediate Income
- Prominent Position on Established Trading Location
- Total Current Income: £20,950 per annum - Net Initial Yield 9.5%
- Asset Management and Rental Growth Potential

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor 49 Boundary Road - Kindred Hair & Beauty	734	68.19
			Ground Floor 50 Boundary Road - Vape Shop	386	35.86
			Total	1,120	104.05

Price:

On Application

Terms:

Guide Price: £215,000 (Two Hundred and Fifteen Thousand Pounds), subject to contract and subject to the existing tenancies and rental income.

At this level, the investment reflects a Net Initial Yield of 9.5%, after standard purchaser costs.

Based on the current passing rent (£20,500 per annum, exclusive) and the ground rent income from the upper flats (£150 per annum, per flat - totalling £450 per annum).

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).

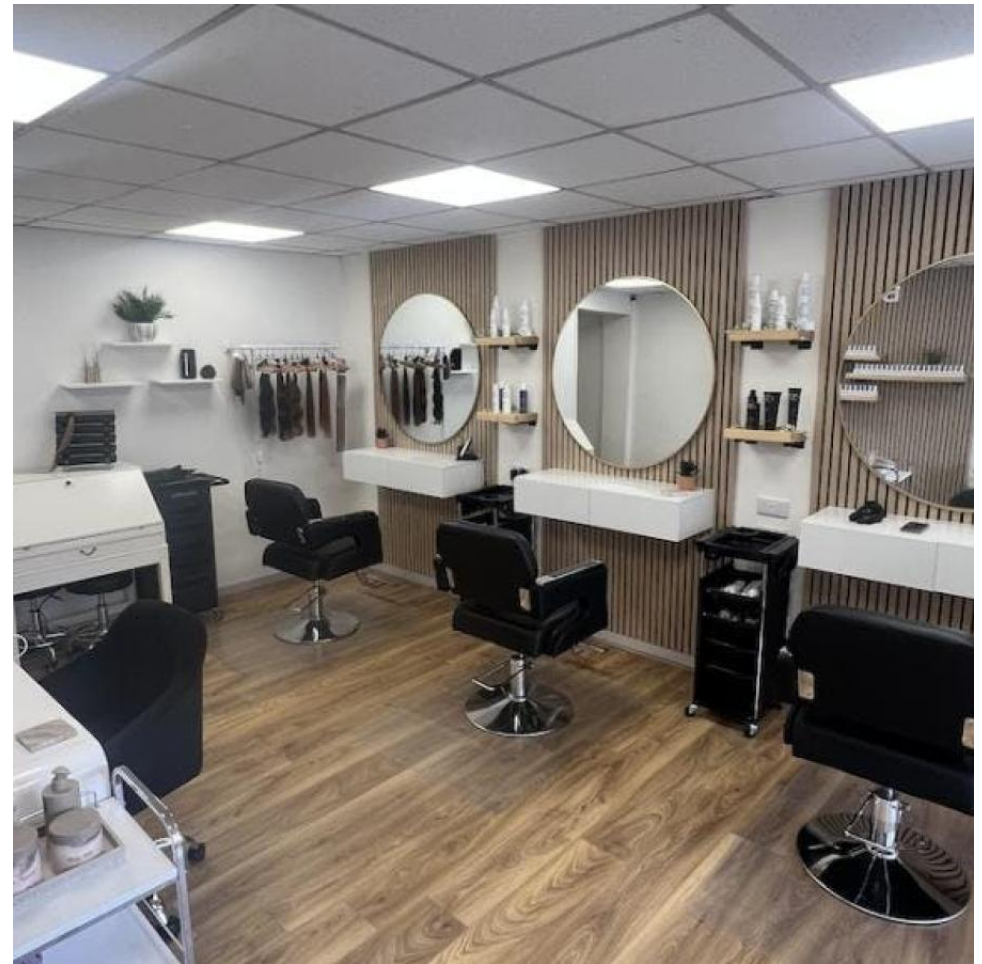
Anti Money Laundering:



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.

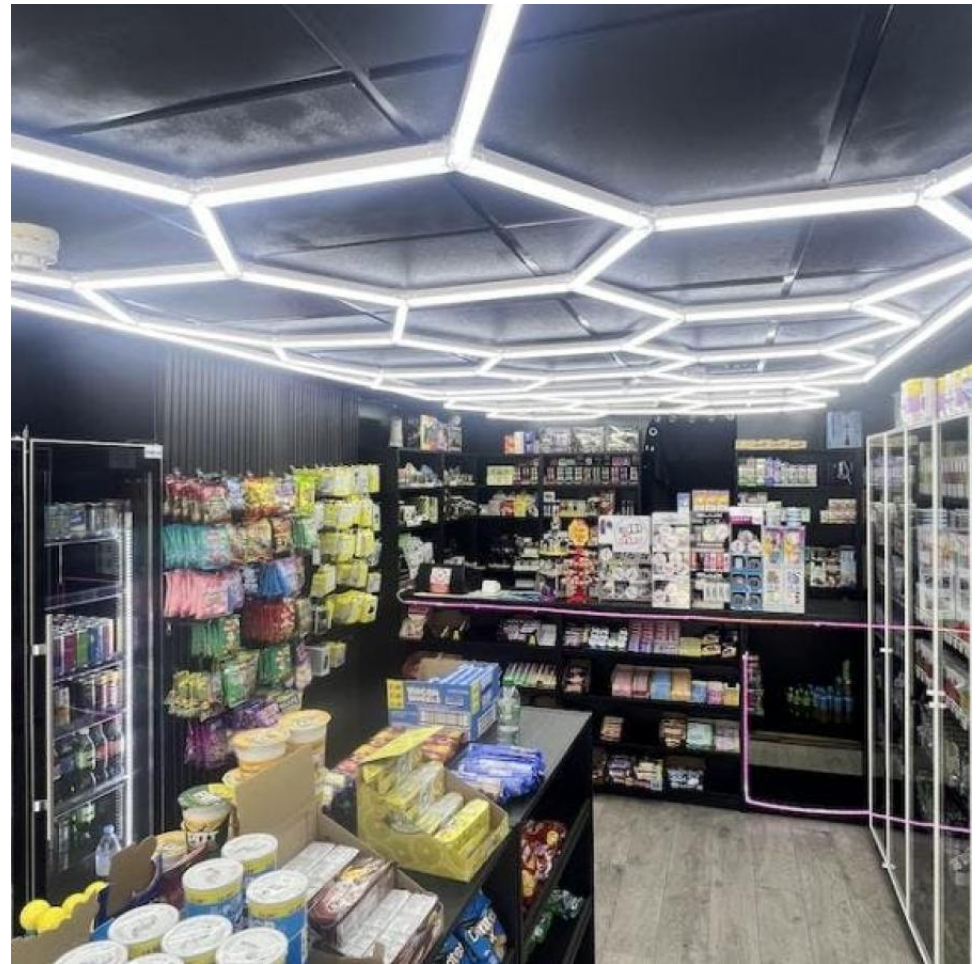
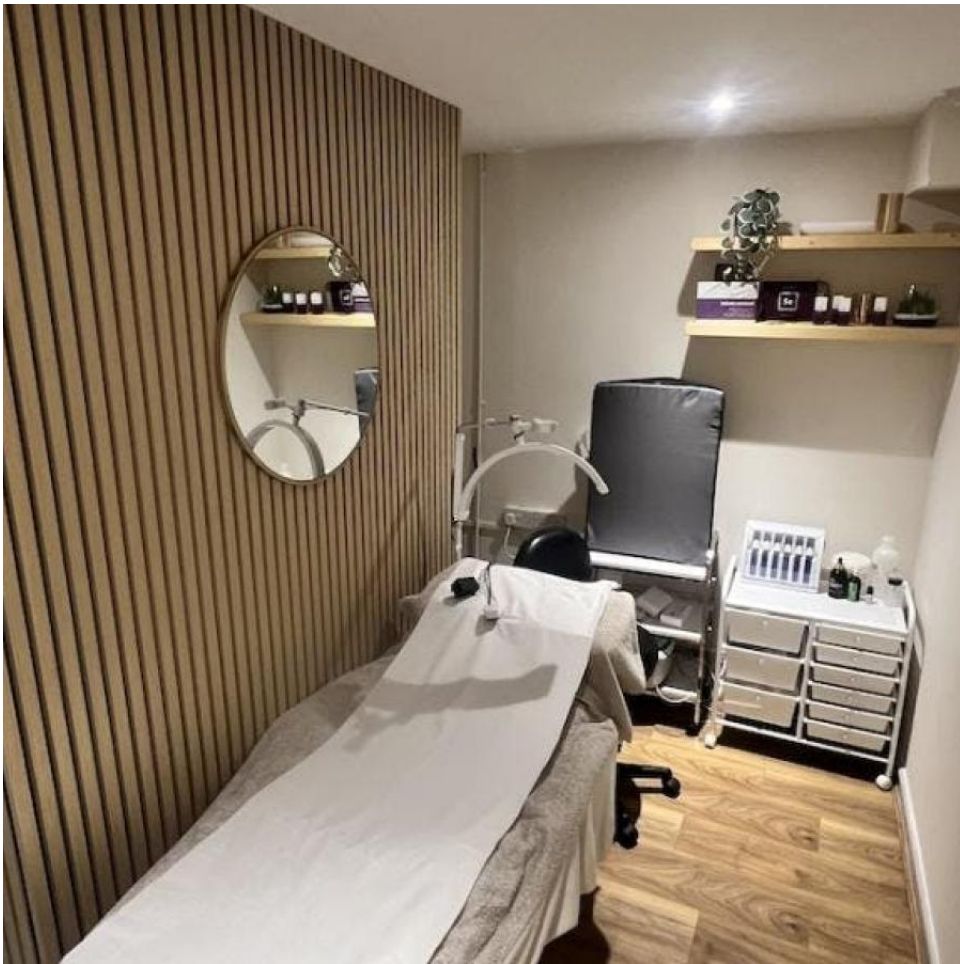
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.













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