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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:

A fully let and prominently positioned freehold investment opportunity, located within the established and highly active Boundary Road commercial parade.

The property comprises two self-contained commercial units, providing a secure and diversified income stream, with clear potential for future rental growth through asset management initiatives.

Occupying a strong trading position and close to Portslade railway station, the property benefits from excellent footfall, strong transport connectivity, and sustained occupier demand, making it an attractive proposition for investors seeking a stable, income-producing asset in a proven retail and commercial location.

Key Features:

- Fully Let Freehold Investment Producing Immediate Income
- Prominent Position on Established Trading Location
- Total Current Income: £20,750 per annum - Net Initial Yield 9.41%
- Asset Management and Rental Growth Potential

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor 49 Boundary Road - Kindred Hair & Beauty73468.19Ground Floor 50 Boundary Road - Vape

Shop38635.86Total1,120104.05

Price:

Offers in the region of £215,000

Terms:

Offers are sought in the region of £215,000 (Two Hundred and Fifteen Thousand Pounds), subject to contract and subject to the existing occupational tenancies and income profile.

The property currently produces a total income of £20,750 per annum, comprising £20,500 per annum exclusive from the two ground-floor commercial units together with £250 per annum ground rent income from the three upper long leasehold flats.

At the quoting level, the investment reflects an attractive Net Initial Yield of approximately 9.41%, after standard purchaser costs.

49 Boundary Road is currently let on a 5 year lease from 1 November 2024 at a passing rent of £11,500 per annum exclusive.

50 Boundary Road is currently let on a 10 year lease from 22 October 2024 at a passing rent of £9,000 per annum exclusive, subject to a tenant break option and upward only open market rent review at Year 5 (October 2029).

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.

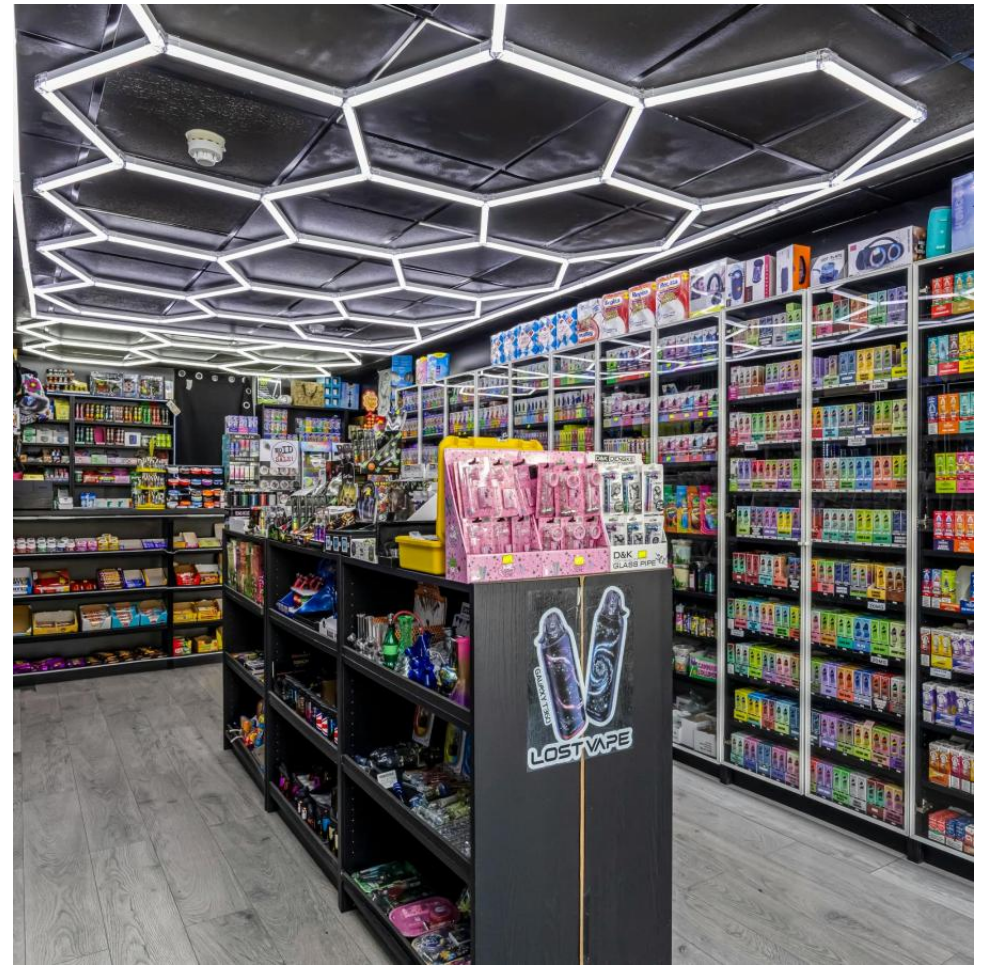
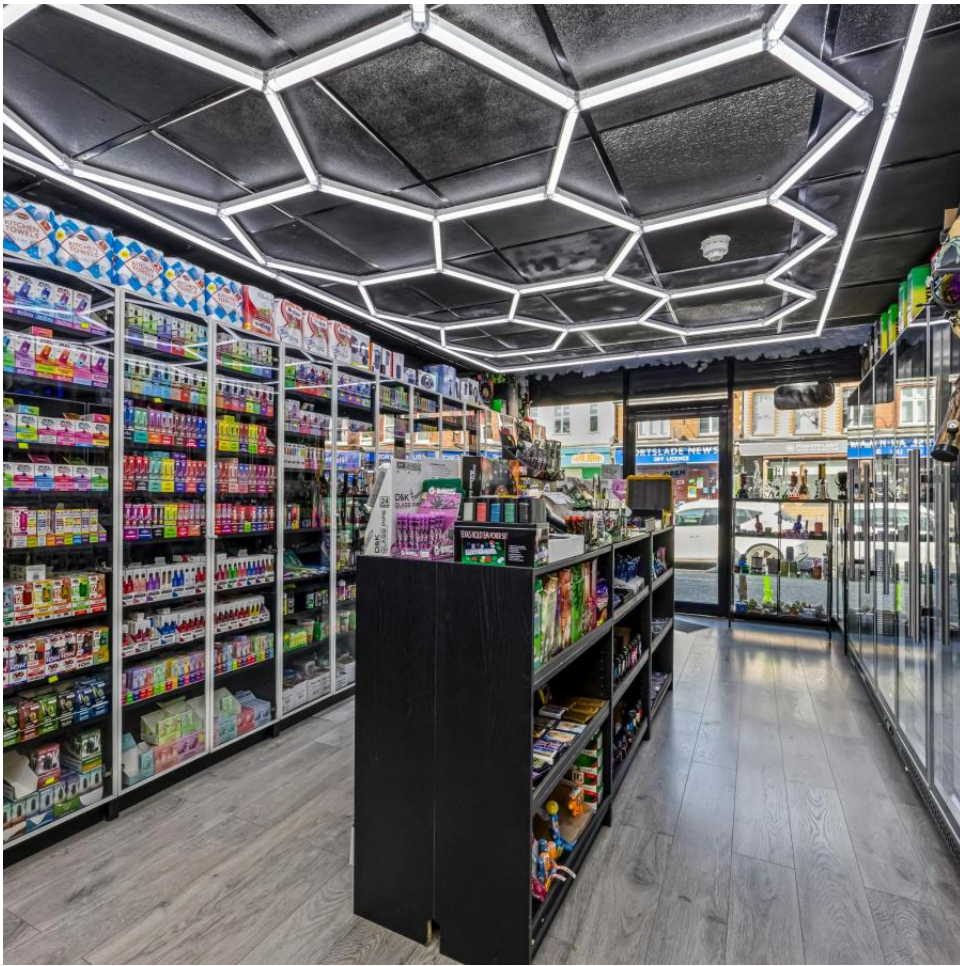














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