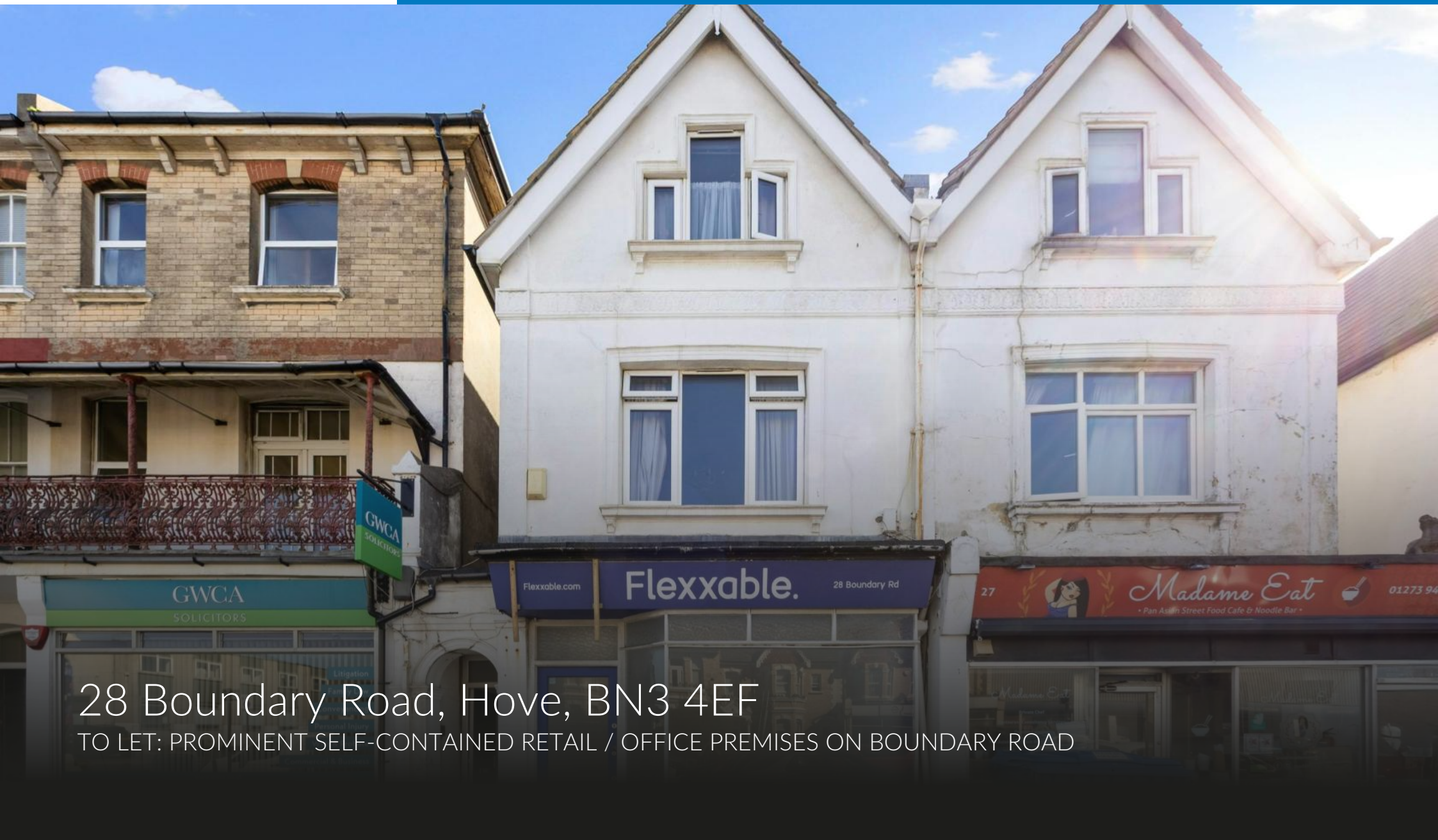
graves jenkins
PROPERTY PEOPLE

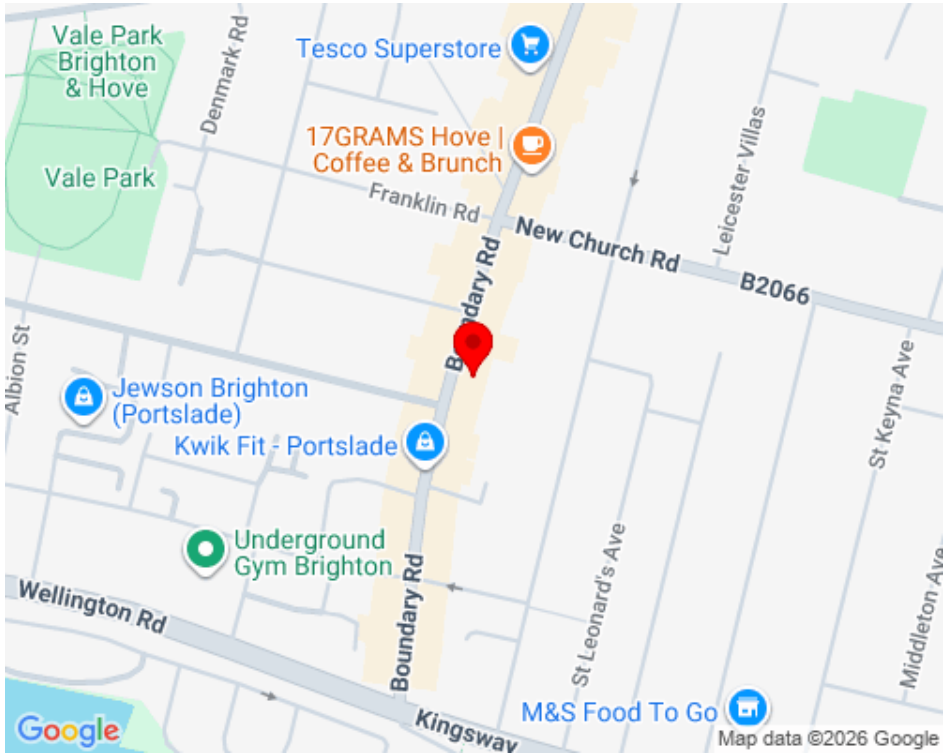
gravesjenkins.com




# 28 Boundary Road, Hove, BN3 4EF

TO LET: PROMINENT SELF-CONTAINED RETAIL / OFFICE PREMISES ON BOUNDARY ROAD

# LOCATION




28 Boundary Road occupies a prominent position within an established High Street setting in Portslade, surrounded by a mix of independent and regional occupiers. Nearby businesses include the RSPCA, GWCA Solicitors, The Shore Group and New Church Road Dental Practice.

The property is well placed to serve the surrounding residential population, with Boundary Road providing a direct route into Hove and onward towards Brighton. The immediate area provides a good mix of retail, office and service businesses, contributing to an established local commercial environment.

The location is well served by public transport, with regular bus services operating along Boundary Road and surrounding routes. Portslade railway station is also within walking distance, providing regular services towards Brighton, London and destinations along the south coast.

## Description:

The property comprises a self-contained ground-floor commercial unit occupying a prominent position within an established High Street setting on Boundary Road, Portslade.

The accommodation is arranged predominantly as open-plan retail / office space, providing an adaptable layout for an ingoing tenant. The property benefits from a highly visible shopfront onto Boundary Road, providing good natural light and exposure to passing traffic and pedestrians.

To the front, there is potential for outdoor seating, subject to the proposed use and any necessary consents.

To the rear, the property provides a separate storage / kitchen area, together with access to an enclosed courtyard incorporating a WC and further access to the garden.

The property offers a well-located and versatile commercial unit, combining a prominent shopfront with self-contained accommodation and useful ancillary space.

## Key Features:

- Prominent Position on Established High Street
- Flexible Retail / Office Accommodation
- High Visibility Shopfront
- Kitchen / Storage Facilities

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Main Trading Area30928.71Ground Floor Rear Trading Area13712.73Ground Floor Rear Storage and Kitchen Area756.97Total52148.41

## Rent:

£14,000 per annum

## Terms:

A new lease is available for a term of no less than five years, with longer terms available by negotiation.

The lease will be on an internal repairing basis, including responsibility for the shopfront, with the tenant responsible for the internal repair and decoration of the premises.

## Business Rates:

Rateable Value: £9300
Current rateable value (1 April 2026 to present).

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 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.


GWCA
Flexxable.com
Flexxable.
28 Boundary Rd
27
Litigation
Family Law
Conveyancing
Personal Injury
Wills & Probate
Commercial & Business
GENERAL
WASTE
ONLY











# GET IN TOUCH

gravesjenkins.com




## Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.