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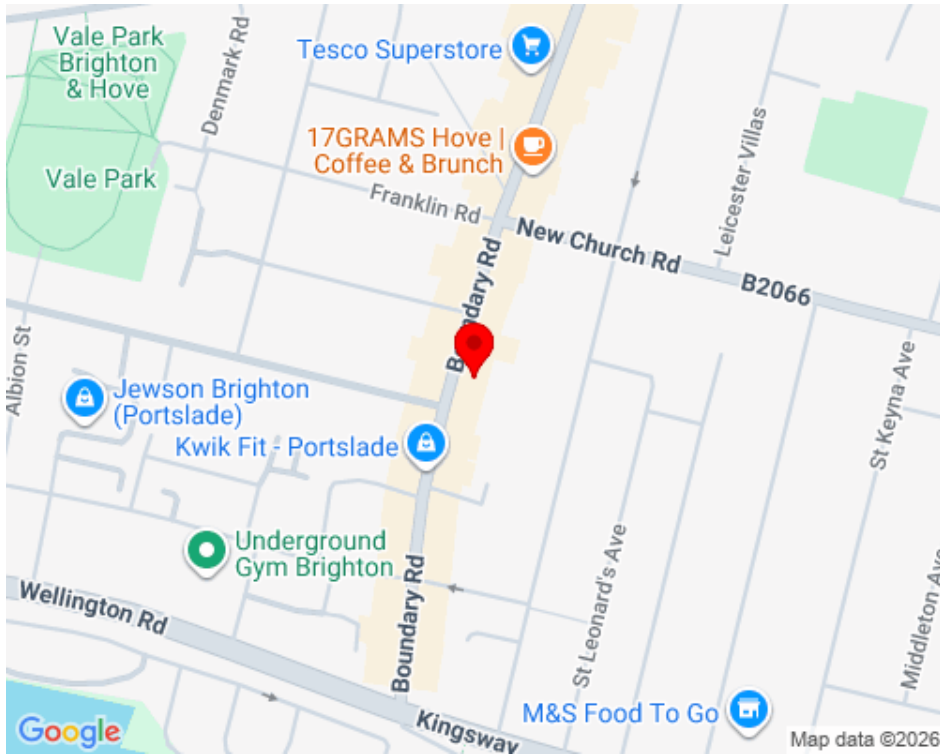
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28 Boundary Road, Hove, BN3 4EF

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/Floor	SQFT	SQM	Ground Floor Main Trading Area	30928.71	Ground Floor Rear Trading Area	13712.73	Ground Floor Rear Storage and Kitchen Area	756.97	Total	52148.41
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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 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.











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