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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
- Prominent Position on Busy Commercial Parade
- Total Current Income: £20,950 per annum
- Attractive Net Initial Yield (9.51%)

## Accommodation

### 49 Boundary Road, Hove

A larger lock-up shop arranged with an open-plan sales area and rear ancillary rooms.

Main Sales Area: 396 sq ft (36.8 m<sup>2</sup>)

- Internal Width (Max): 15'5"
- Internal Depth: 27'9"

Rear Ancillary Rooms: 338 sq ft (31.4 m<sup>2</sup>)

**Total Accommodation (NIA): 734 sq ft (68.2 m<sup>2</sup>)**

Features include contemporary wood laminate flooring, recessed LED ceiling lighting, rear partitioned rooms suitable for office or storage use, and dedicated kitchenette and WC facilities.

### 50 Boundary Road, Hove

A smaller self-contained unit with a straightforward layout and ancillary amenities.

- Internal Width (Max): 14'6"
- Internal Depth: 34'9"

**Total Accommodation (NIA): 386 sq ft (35.9 m<sup>2</sup>)**

Features include wood-effect laminate flooring, recessed LED ceiling lighting, and dedicated kitchenette and WC facilities.

**Total Commercial Accommodation (NIA): 1,120 sq ft (104.1 m<sup>2</sup>)**

## Price

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 9.29%**, after standard purchaser costs.

Based on the current passing rent and the ground rent income from the upper flats.

## Tenancy Schedule



The property is fully let to two separate commercial tenants, generating a combined rental income of **£20,500 per annum, exclusive**. Lease details are as follows:

#### 49 Boundary Road, Hove

- Use: Hair and beauty salon - Class E(c)(iii)
- Rent: £11,500 per annum, exclusive
- Term: 5 years from 1 November 2024 to 31 October 2029 (Inside the Landlord and Tenant Act 1954 - Part II, as amended)
- Rent Review: Not applicable

#### 50 Boundary Road, Hove

- Use: Vape shop - Class E(a):
- Rent: £9,000 per annum, exclusive
- Term: 10 years from 22 October 2024 to 21 October 2034 (Inside the Landlord and Tenant Act 1954 - Part II, as amended)
- Rent Review: 22 October 2029 and every fifth anniversary thereafter

**Ground Rent:** £150 per annum, per flat - totalling £450 per annum across all three flats.

**Total Rental Income: £20,950 per annum, exclusive**

## Business Rates

#### 49 Boundary Road, Hove

Billing Authority: Brighton & Hove

- Description: Tanning shop and Premises
- Rateable Value: £10,750
- Valid from April 2023 (current)

Eligible to benefit from full Small Business Rates Relief (SBRR).

#### 50 Boundary Road, Hove

Billing Authority: Brighton & Hove

- Description: Showroom and Premises
- Rateable Value: £7,600
- Valid from April 2023 (current)

Eligible to benefit from full Small Business Rates Relief (SBRR).

## VAT

The property is not elected for VAT, therefore VAT is not chargeable on the terms quoted.





## Legal & Professional Fees

Each party shall be responsible for their own legal and professional fees incurred.

## 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.

## Viewing Arrangements

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











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