



## 69 BOUNDARY ROAD, HOVE, BN3 5TD

- Freehold For Sale with Vacant Possession.
- Opposite Tesco Metro.
- Portslade Station is 200m (3 mins) to the North.
- Ground floor retail unit with two bed self-contained flat.



## LOCATION:

Situated in a prominent position in a busy secondary retail location on the western side of Station Road opposite Tesco Metro (150 car spaces).

Portslade rail station is 200m (3 mins to the north). Nearby occupiers include Specsavers, Timpsons, Superdrug, Scope, Boots The Chemist, Greggs, KFC and Iceland.

## DESCRIPTION:

Ground floor retail unit with a large sales area and two office/storage rooms. There is a kitchen area and WC. At first floor level there is a self-contained flat comprising two double bedrooms, kitchen, bath & W.C and living room.

## ACCOMMODATION:

The accommodation has the following approximate net internal areas.

	IMPERIAL	METRIC
Ground Floor	1,817 sq ft	168.8 sq m
W.C.		
First Floor 2 bed flat	688 sq ft	63.9 sq m

## PRICE:

Offers are invited in the region of **£425,000** for the freehold interest.

## TENURE:

Freehold.

## VAT:

VAT may be chargeable

## PLANNING:

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

## RATES:

Rateable Value: £16,500 UBR 49.9p (April 2021/2022).

## ENERGY PERFORMANCE CERTIFICATE:

EPC on request.

## LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in this transaction.



## VIEWING & FURTHER INFORMATION:

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