



Ground Floor 12-12a Boundary Road
Hove East Sussex BN3 4EH

FOR SALE

E CLASS UNIT

Total Size Area 89.70 sq m (966 sq ft)

Key Features:

- Vacant E Class unit Ideal for owner occupier
- Prominent corner position
- Potential to split into 2 units
- Situated between the harbour and Portslade station
- Rateable value £12,500
- £195,000 for the long leasehold interest





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Location

The property is located in a corner position at the junction with Seaford Road, situated towards the southern end of Boundary Road, Hove. Boundary Road is a popular pedestrian and vehicular thoroughfare comprising a number of established and independent retailers.

Accommodation

The property comprises a three storey corner building.

The available accommodation is arranged over the ground floor.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
12	735 sq ft	68.20 sq m
12A	231 sq ft	21.50 sq m
Total	966 sq ft	89.70 sq m

EPC

TBC.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is offered with vacant possession with a guide price of £195,000 for the long leasehold interest.

The term is 125 years dated 1/12/2006 (112 years remaining) with the following ground rent structure:

£125 per annum until 25th 2030,
£250 per annum until 25th 2055,
£500 per annum until 25th 2080,
Then £1,000 per annum thereafter.

Business Rates

Rateable Value (2023): £16,750.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS

