



- > freehold commercial small shop investment
- > building as 3 newly converted flats & shop
- > all 3 flats sold. No L&TA notices required

37 Boundary Road, Hove, East Sussex, BN3 4EF

tenure:

Freehold.

location:

Situated on the east side of Boundary/Station Road, in a busy trading road, and few yards from Portslade Post Office enquiry and delivery office.

accommodation:

Ground Floor Shop: 13'6" x 15'10 maximum and with a net internal floor area of about 175 square foot. Rear Lobby with steps to lower ground floor and door to Separate WC with wash basin.

Lower Ground Floor Storage: of about 200 square foot and with restricted ceiling height of about 5'0".

outside:

Front Forecourt. NB the rear outside area is expressly excluded from the sale.

nb:

The building has been recently extensively modernised and converted to the shop and 3 self-contained flats. The flats have been sold under the terms of 125 year leases to connected persons. Total ground rent £215 pa at present.

As a result Landlord & Tenant act 1987 notices are not required.



Provisional Viewing Dates and Times:

Please inspect the viewing schedule.

Please ensure that you contact the Auction office below to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



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PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT