



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

BUSY HOVE THOROUGHFARE LOCK-UP SHOP TO LET – NO PREMIUM



83 BOUNDARY ROAD, HOVE, BN3 5TD

Situated in a retail thoroughfare close to Portslade Station. Nearby multiple occupiers include KFC, Subway, Domino's and Ladbrokes (see location plan overleaf). The premises are presently battened and panelled to suit the existing tenant's shop fit and briefly comprise:

Gross Frontage 24'0 (7.3 m)

Ground Floor Shop	providing a sales area of 549 ft² (51 m ²)
Rear Rooms	store, kitchen, WC in all 94 ft² (8.7 m ²)
Basement	3 rooms in all 340 ft² (31.5 m ²)
Rear Yard	2 car spaces refuse area with access onto Portland Road

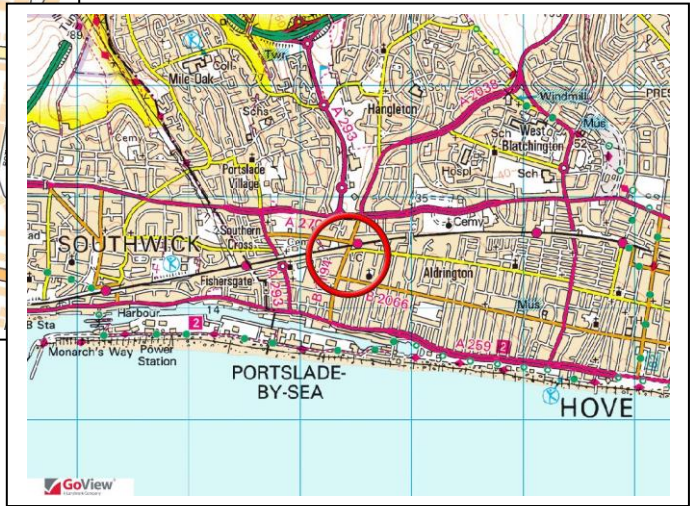
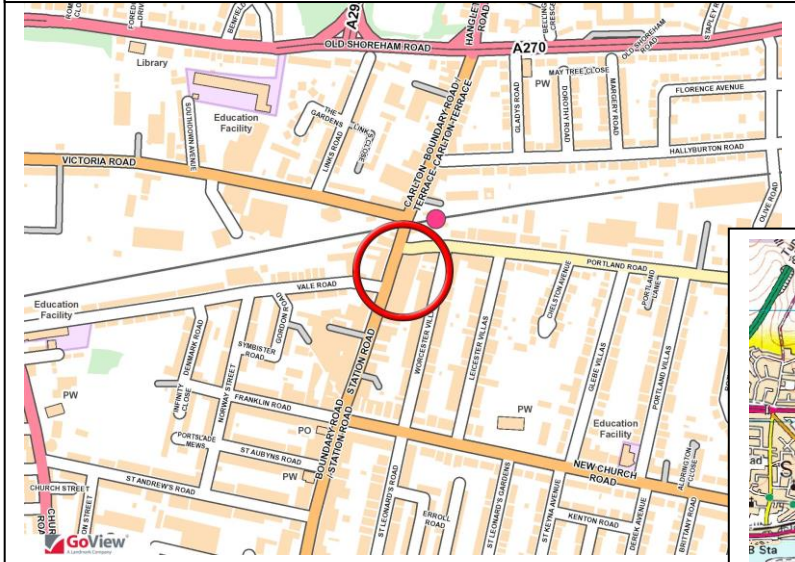
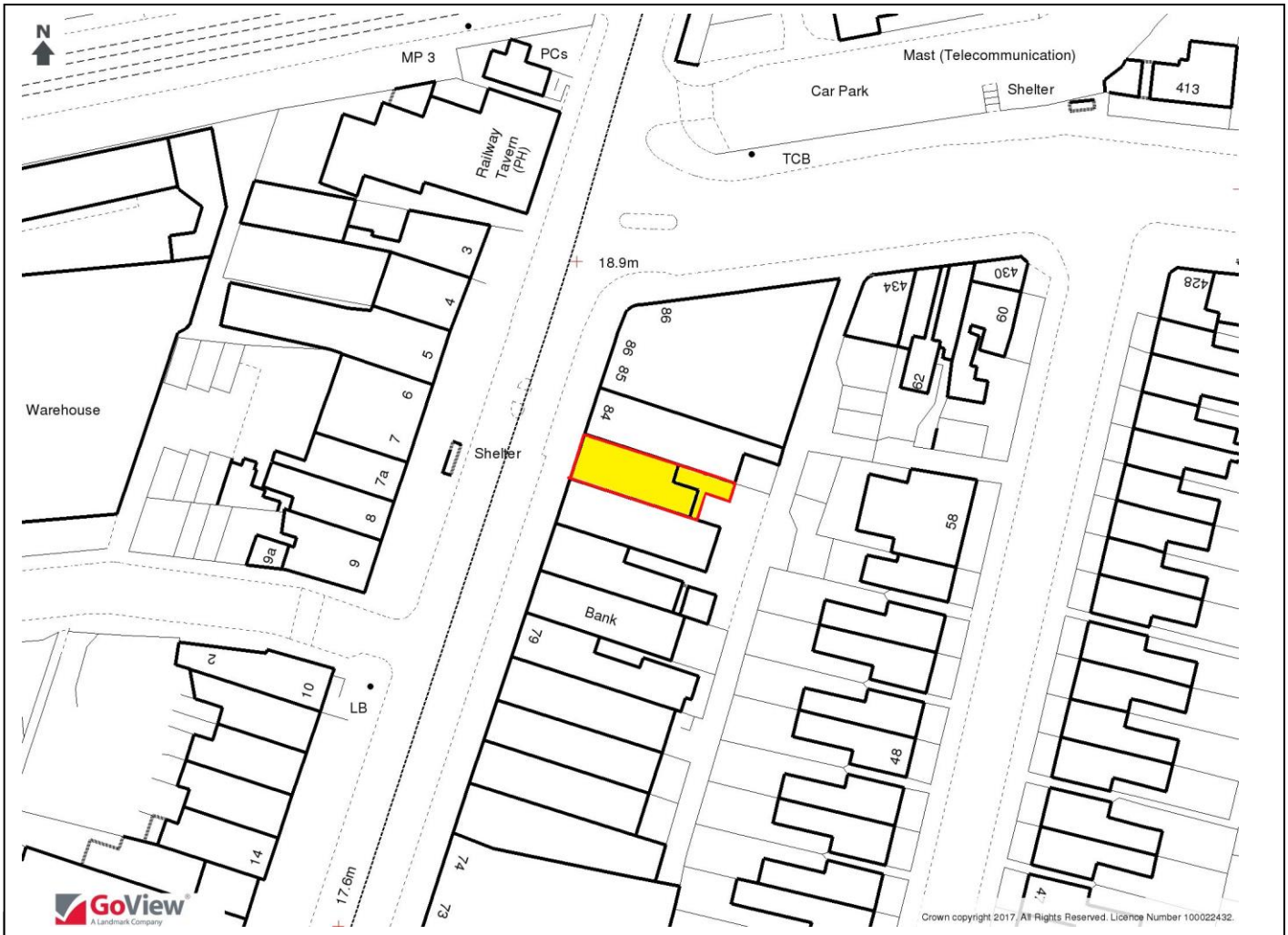
All measurements are approximate

Services and amenities not tested

Rateable Value: £8,400

The premises are held on a new lease for a term to be agreed subject to rent reviews and appropriate intervals. Offers of rental are invited in the region of **£15,000 per annum** exclusive.

Viewing by appointment with LETTING AGENT, **GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.



Energy Performance Certificate

Non-Domestic Building



Gamestar
83 Boundary Road
HOVE
BN3 5TD

Certificate Reference Number:
0520-0933-6049-0328-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 107

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	101
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	75.65
Primary energy use (kWh/m ² per year):	447.46

Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

91

If typical of the existing stock