



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

Spring Station



£650

Boundary Road

Hove, BN3 4EF

PROPERTY SUMMARY

A well-presented ground floor commercial unit situated in a prominent position on Boundary Road, a busy and popular retail parade in Portslade, Brighton.

The property offers a bright and versatile main shop area measuring approximately 4.0m x 3.50m (13'1" x 11'5"), providing an ideal space for a range of retail or service-based uses. To the rear, there is a separate kitchen area (4.0m x 1.40m / 13'1" x 4'7"), along with WC facilities, making the unit practical for day-to-day business operations.

The layout is efficient and functional, with a clear separation between customer-facing and staff areas. The property benefits from a total approximate floor area of 203 sq ft (18.87 sq m).

Located on a well-trafficked stretch, the unit enjoys good visibility and footfall, surrounded by a mix of independent retailers, cafés, and local amenities, with excellent transport links nearby.

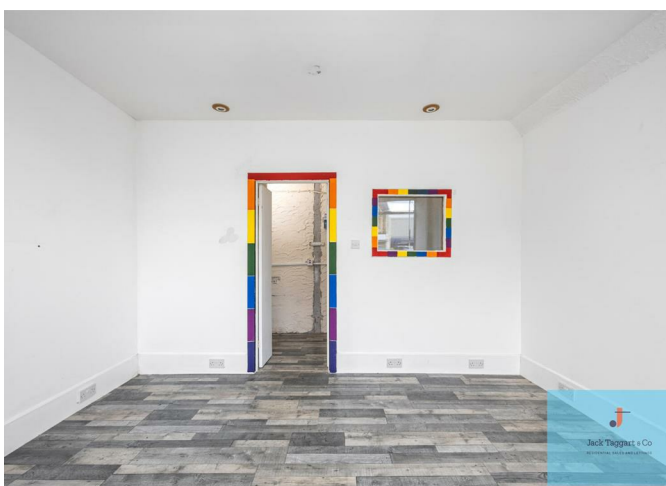
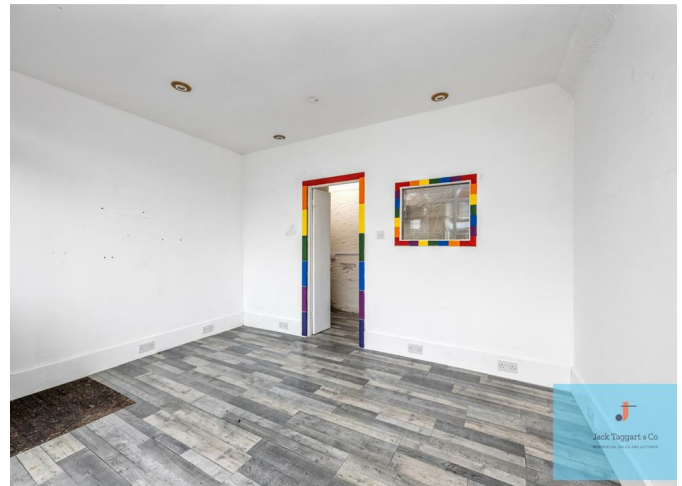
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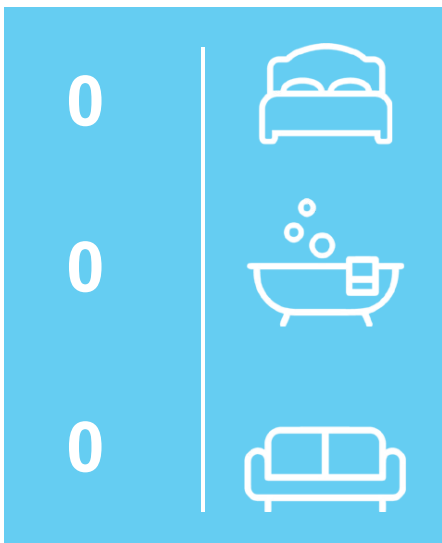




Boundary Road

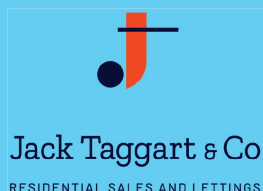


Approximate Gross Internal Area = 18.87 sq m / 203.11 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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