

75 Boundary Road, Portslade Hove, East Sussex BN3 5TE

lot 27

Freehold Retail Investment

- Let to Cascade Caterers Ltd (t/a KFC) until 2019
- Prominent High Street location
- Short walk from Portslade Railway Station and Brighton Beach and Promenade
- Neighbouring occupiers include Iceland, Boots the Chemist, Tesco, Ladbroke's and HSBC

Rent
£20,000
per annum
exclusive



Location

Miles: 2 miles west of Brighton
5 miles east of Worthing
55 miles south of London

Roads: A23, A270, A27, A259

Rail: Portslade Rail

Air: Gatwick Airport

Situation

The property is prominently situated on the east side of Boundary Road (B2194) close to the junction with Vale Road. The property is located a short distance from Portslade Railway Station and approximately 20 minutes' walk from the famous Brighton Beach and Promenade. Neighbouring occupiers include Iceland, Boots the Chemist, Oxfam, Tesco, Ladbroke's and HSBC.

Description

The property comprises RETAIL ACCOMMODATION on the ground floor with SELF-CONTAINED OFFICE AND ANCILLARY ACCOMMODATION on the first floor.

Tenure

Freehold.

VAT

VAT is applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	126.50 sq m	(1,362 sq ft)	CASCADE CATERERS LTD (t/a KFC) (1)	25 years from 24/06/1994 until 2019 on a full repairing and insuring lease	£20,000	2014
First	Offices/Ancillary	111.75 sq m	(1,203 sq ft)				
Totals		238.25 sq m	(2,565 sq ft)			£20,000	

(1) Cascade Caterers Ltd are franchisees of KFC.

For further details please contact:

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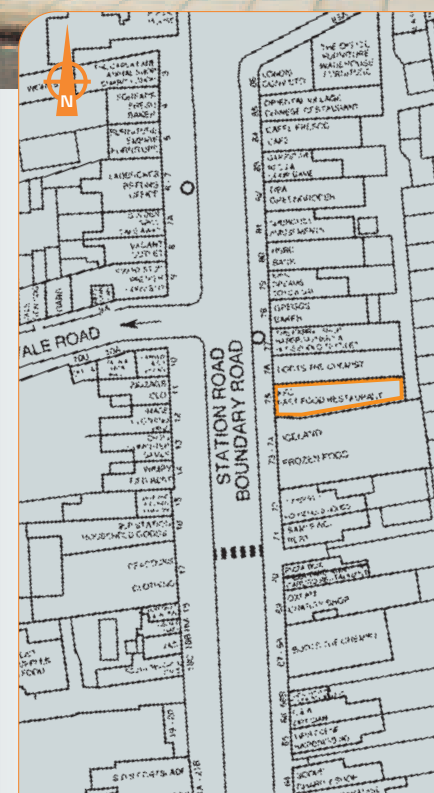
Associate Auctioneers:

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