

32 Queens Road, Brighton, BN1 3YE

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Boundary Road, Hove, BN3 5TD By Auction £700,000 Freehold

FOR SALE BY AUCTION on 25th February 2026

THE PROPERTY HAS NOW BEEN SOLD PRE AUCTION SUBJECT TO CONTRACT

Auction Guide £700,000

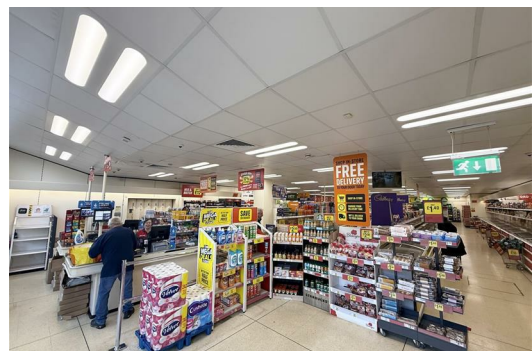
Significant high yielding freehold investment let to Iceland Foods Ltd on a new 5 years lease (break clause at the end of the third year) at a passing rent of £56,000 per annum providing for an impressive 8% return.

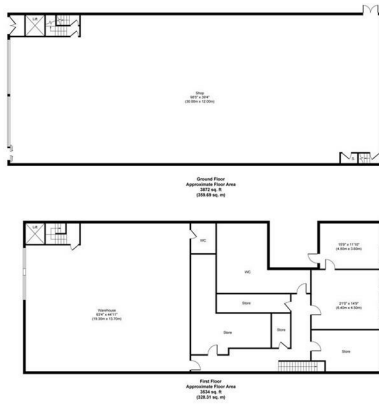
Over two floors that provide for approximately just over 7,750 square foot, the main shopping area occupies the entire ground floor whilst the first floor includes storage and staff facilities. There is also a lift serving both floors.

Subject to the usual required consents, it is considered that development of the flat roof may be suitable for the future inclusion of flats.

Situated within this highly popular and sought after location of Boundary Road. With a vast amount of daily passing footfall, the property is adjacent Portslade mainline railway station and bus services.

Other local business both benefit and compliment.

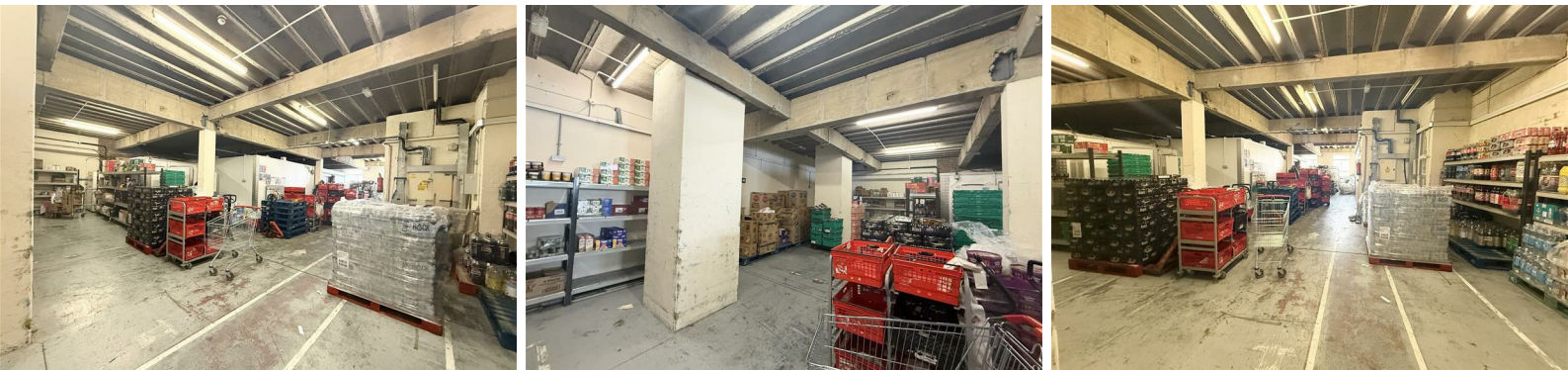




Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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