



**RETAIL / OFFICE /
LEISURE**

960 Sq Ft
(89 Sq M)

RENT: £14,500 Per Annum

Extensive Ground
Floor & Basement
Class E Premises To
Let With
Immediate
Occupation
Available

- + Situated on Popular Secondary Shopping Parade
- + Located in Portslade Close to Seafront & Railway Station
- + Suit Variety of Commercial Uses (stpc)
- + Available For Quick Occupation
- + Provides Open Plan Retail or Office Accommodation Ready For Tenant Fit Out
- + Viewing Highly Recommended



Location

This substantial and deceptive property is situated in a prominent position on the eastern side of Boundary Road close to the junction of New Church Road in a busy secondary retail location. The A259 Coast Road is 325m away whilst the A270 is 0.4 miles distant. Portslade railway station with its regular services along the southcoast and north to London (journey time of 51 minutes) is 500m away. Nearby occupiers include Hills Sound & Vision, Mishon Mackay, Powerplant, Portslade Post Office, The Foghorn PH and Papa Johns.

Description

An opportunity to lease a substantial ground floor and basement premises in a prominent location. The property benefits from traditional wooden floor boards, ample electrical points, spot lighting and is presented to the market ready for immediate tenant occupation. To the rear of the main retail / office area is a small storage / office area with staff kitchenette, WC and wash hand basin. The lower ground floor which is accessed via internal stairs provides good, dry basement storage with excellent ceiling height and has been damp proofed in recent years.

Accommodation

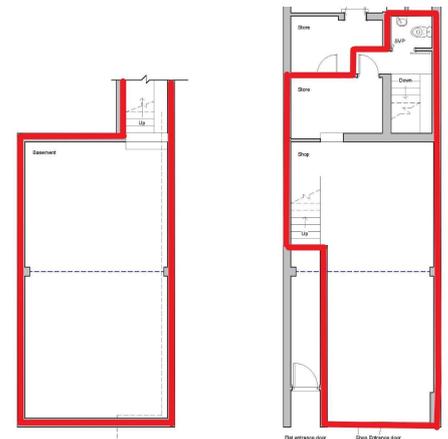
Floor / Name	SQ FT	SQM
Retail Area	385	36
Store / Office	67	6
Kitchen	55	5
Basement Store	453	42
Total	960	89

Terms

The ground floor is available by way of a new FR&I lease with terms to be negotiated and agreed.

Business Rates

The Valuation Office website suggests that from April 2023 the premises will have a rateable value of £8,400. At this level occupiers can expect to benefit from 100% rate relief subject to status. We advise interested parties to make their own enquiries to Brighton & Hove's Council to verify the above and the level of business rates payable and small business relief.



Summary

- + **Rent** - £14,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(89)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431

jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309

sarah@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX

www.justiceandco.co.uk