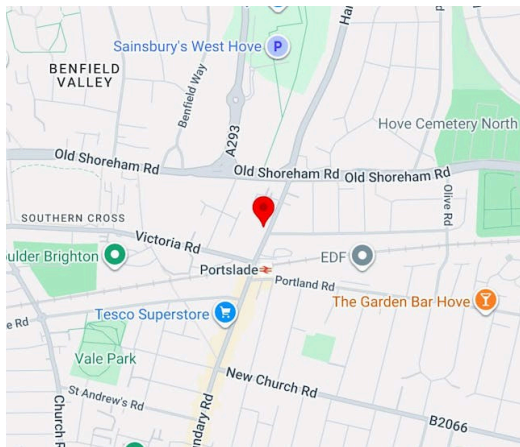




Portslade, Brighton, BN41 1XF

Retail To Let | £20,000 per annum exclusive of rates, VAT and all other outgoings. | 1,959 sq ft

LARGE RETAIL UNIT TO LET ON HOVE/ PORTSLADE BORDER- NEW LEASE



Description

This property comprises a ground floor retail unit previously trading as a pet shop. it comprises a large retail space at the front section where features include track lighting, vinyl flooring, exposed brickwork and air conditioning. To the rear of the unit is additional storage, prep & kitchen space in addition to WC's, whilst at the front of the property there is a forecourt that could be used for parking 1/2 cars.

Location

This property is situated on Carlton Terrace towards the northern end of Station Road & to the north of the crossing at Portslade Station. Nearby occupiers include Aldi, Mini, Tesco, Iceland and a variety of other independent occupiers.

Accommodation

Name	sq ft	sq m
Ground	1,959	182
Total	1,959	182

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term certain of 5 years. Subject to status a rent deposit of between 3 & 6 months will be required.

AML

As in accordance with regulations AML searches will need to be carried out on purchasers & there will be a charge of £50 plus VAT per person requiring a search.

Summary

- Rent: £20,000 per annum exclusive of rates, VAT and all other outgoings.
- Business rates: £8,117.50 per annum based on the 2026 valuation.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 5 years

Contact & Viewings

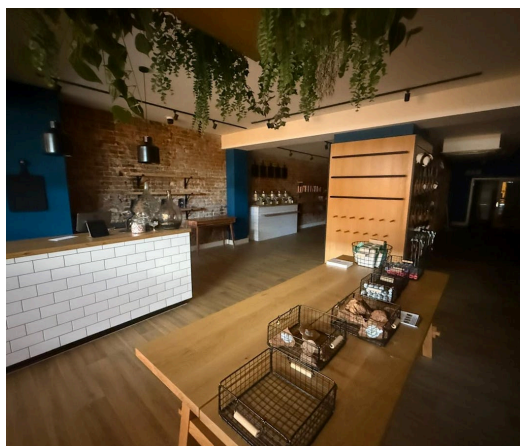
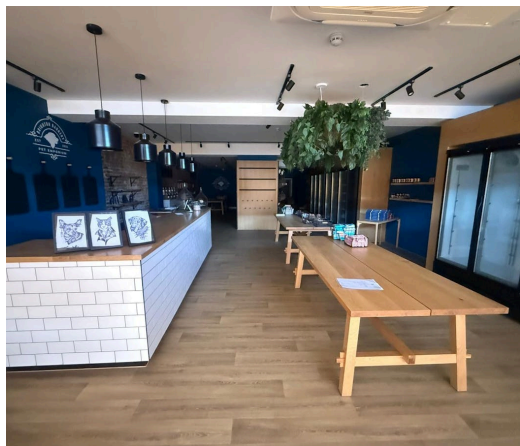


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Floorplan

7 Links Close, Brighton, England
Approximately 1700 ft² total

