



## 10 Station Road

Portslade, BN41 1GA

### To Let: Prominent corner premises with parking

**931 sq ft**

(86.49 sq m)

- Prominent corner position with front forecourt
- Flexible Class E accommodation over three floors
- Three demised parking spaces to the rear
- Available for immediate occupation on flexible terms

# 10 Station Road, Portslade, BN41 1GA

## Summary

Available Size	931 sq ft
Rent	£22,000 per annum exclusive
Rateable Value	£10,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

This prominent corner property benefits from a single main frontage to Station Road with an advertising return to Vale Road, as well as a valuable front forecourt area. Arranged over ground, first, and lower ground floors, the accommodation offers a flexible layout suitable for a wide range of Class E uses.

The ground floor comprises an open-plan area ideal for customer-facing operations, while the first floor provides ancillary space previously used as offices, together with a kitchenette, storage rooms, and separate male and female WCs. The secure lower ground floor store is directly accessible from the rear car park, where three demised parking spaces are included.

The premises are finished to a good specification, including a suspended ceiling with LED lighting, air conditioning, carpeting throughout, data floor boxes (untested), and generous storage facilities.

Available for immediate occupation on flexible leasing terms.

## Location

The property occupies a prominent corner position on Station Road at its junction with Boundary Road, in the busy Portslade district of Hove. This established commercial location enjoys consistent high levels of pedestrian footfall and passing traffic, driven by a dense local residential catchment and a varied mix of retail, service, and leisure operators.

Nearby occupiers include a strong blend of national and independent brands such as Tesco, KFC, Iceland, Boots, Greggs, and Ladbroke's, together with a selection of cafés, salons, and convenience stores. Portslade railway station lies just a two-minute walk to the north, providing regular services to Brighton, Worthing, and London Victoria. The A259 Coast Road and A270 Old Shoreham Road are also close by, offering excellent road connectivity across Brighton & Hove and the wider Sussex region.

## Accommodation

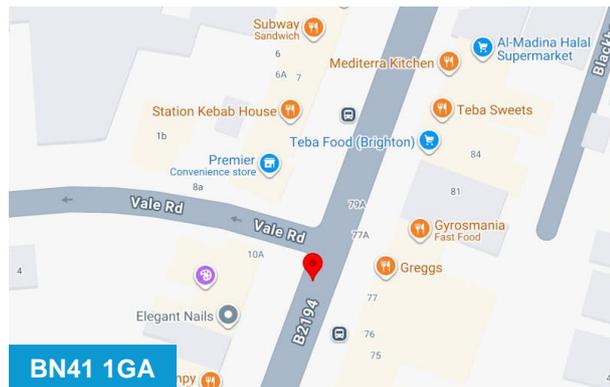
The accommodation is arranged over three floors. Lower Ground Floor Storage: 273 sq ft (25.4 m<sup>2</sup>) Internal Width: 8'1" Internal Depth: 19'3" Ground Floor: 398 sq ft (37 m<sup>2</sup>) - with front forecourt area and a storage cupboard located beneath the staircase. Internal Width: 18'4" Internal Depth: 21'4" First Floor: 260 sq ft (24.1 m<sup>2</sup>) - with a kitchenette (56 sq ft / 5.2 m<sup>2</sup>), storage facilities, and separate male and female WC facilities. Internal Width: 18'4" Internal Depth: 16' Total Accommodation (NIA): 931 sq ft (86.5 m<sup>2</sup>)

Floor/Unit	sq ft	sq m
Lower Ground	273	25.36
Ground	398	36.98
1st	260	24.15
<b>Total</b>	<b>931</b>	<b>86.49</b>

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



## Viewing & Further Information



**Oliver Graves**

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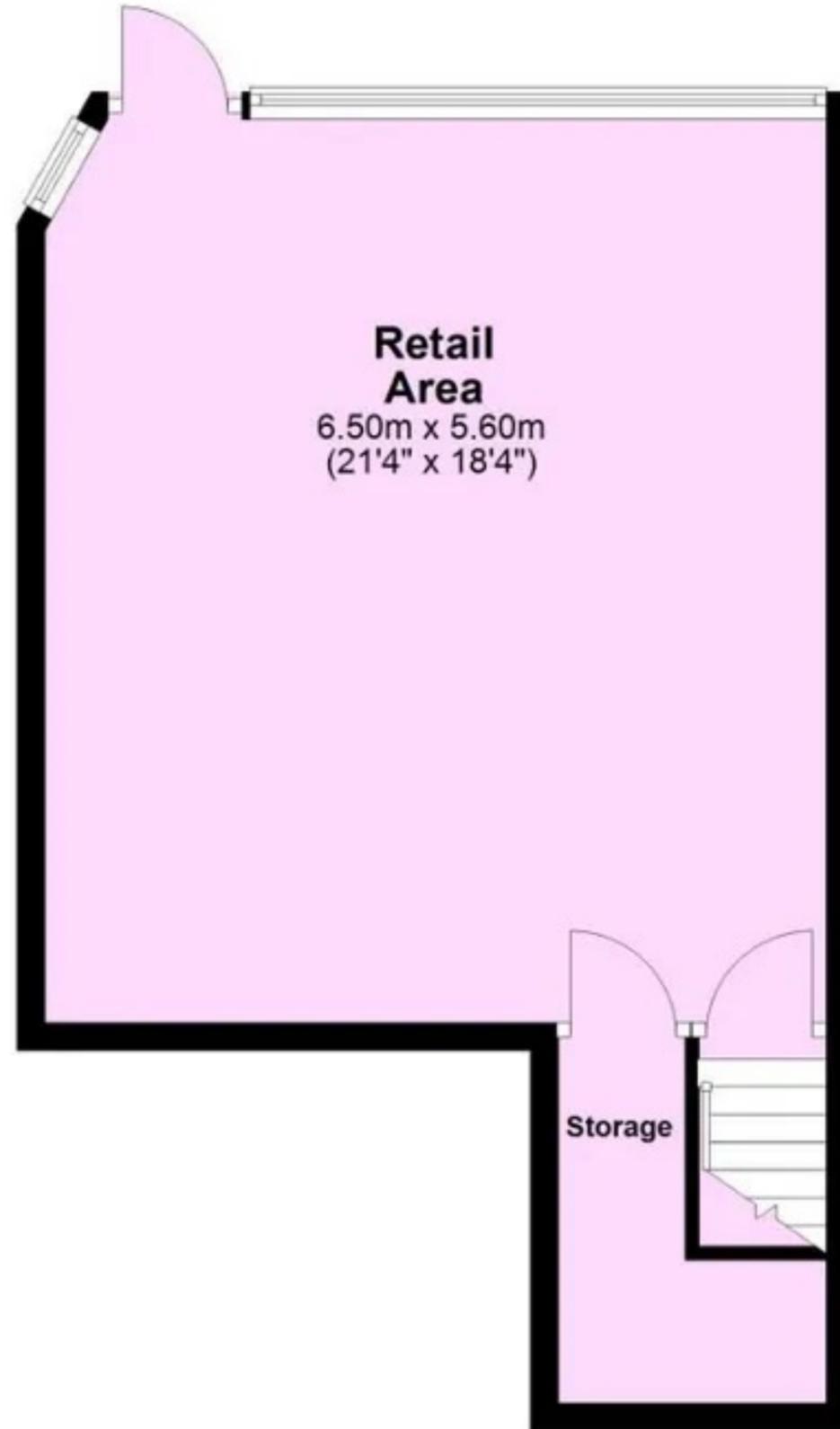
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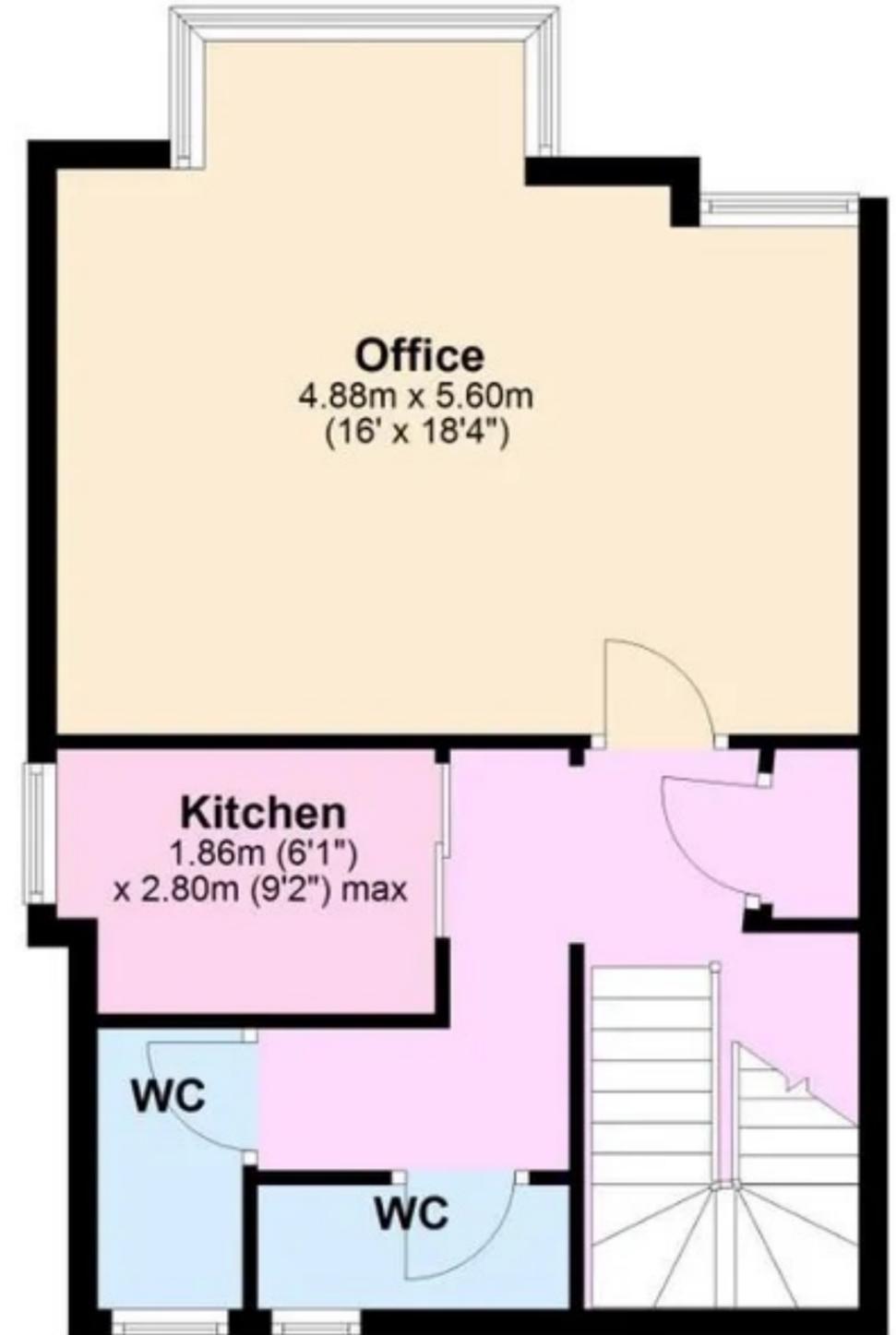
## Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



## Lower Ground Floor

Approx. 14.5 sq. metres (156.3 sq. feet)



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)