



94-106 Old Shoreham Road

Portslade, BN41 1TA

**PROMINENT
SHOWROOM/TRADE UNIT
WITH EXCELLENT PARKING**

5,573 sq ft
(517.75 sq m)

- Very prominent unit
- Frontage to very busy A270
- Excellent on site car parking
- Unique opportunity
- Super branding opportunities

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Summary

Available Size	5,573 sq ft
Rent	£90,000 per annum
Rates Payable	£64,380 per annum Interested parties are advised to contact Brighton & Hove City Council on Tel: 01273 290000 or www.brighton-hove.gov.uk to verify this information.
Rateable Value	£116,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Currently a car showroom, 94-106 Old Shoreham Road comprises ground floor accommodation which could be a showroom, trade, or similar user, falling within Planning Use Class E (subject to planning). The accommodation provides a mixture of open plan space, some demountable offices at the rear, WCs, and a store room. There is direct access to the private car park offering approx. 32 on site spaces plus additional spaces to the forecourt fronting Locks Hill. The unit has potential to provide forecourt display / storage subject to planning. Our clients will not consider a car showroom or supermarket use.

Location

The unit occupies a very prominent location on the north side of the busy A270 Old Shoreham Road at the intersection with Locks Hill.

Currently a Hyundai showroom (relocating close by) the property offers extremely prominent space with access to the A27 just 1.5 miles to the east or west providing swift access to the wider trunk road and motorway network. Brighton is situated 3 miles to the east.

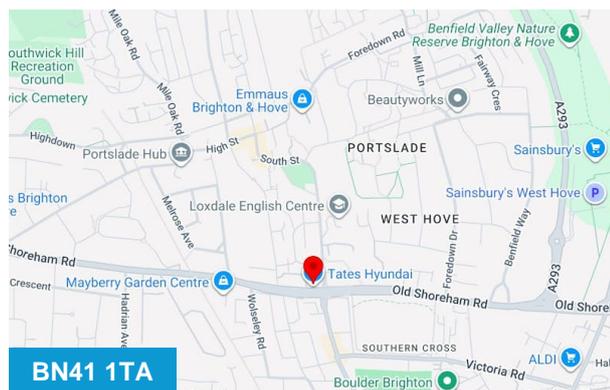
For exact location use [what3words leader.zoom.advice](#)

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.



Viewing & Further Information



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