



DEVELOPMENT / INVESTMENT / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / RETAIL - OUT OF TOWN FOR  
SALE

## 56 STATION ROAD

Portslade, Brighton, BN41 1DF

FREEHOLD LOCK UP SHOP & BUSINESS WITH  
DEVELOPMENT POTENTIAL SUBJECT TO  
PLANNING CONSENT ON HOVE/ PORTSLADE  
BORDER

385 SQ FT

**Eightfold**  
property

Tel:01273 672 999  
Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	385 sq ft
Price	Offers in the region of £130,000 For the benefit of the freehold interest & existing business.
Rates Payable	£8.94 per annum Subject to conditions the property will qualify for 100% small business rate relief.
Rateable Value	£6,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property comprises a ground floor lock up shop unit that has traded as sewing machine & repairs shop for a considerable time. There is a front shop area rear office & WC. In addition to the shop which will be provided with vacant possession 2 long leasehold flats have been sold off.

## Location

The property is situated on Station Road Portslade on the parade situated between St Aubyn's Road & St Andrews Road which is South of the junction with Franklin Road & New Church Road.

Portslade Station is about a 6 minute walk away to the north whilst The Lagoon & Shoreham Port are to the south. Brighton City Centre & Hove are both located to the East whilst Shoreham & Worthing are situated to the West.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	385	35.77
<b>Total</b>	<b>385</b>	<b>35.77</b>

## Terms

Offers are invited in the region of £130,000 for both the freehold of 56 Station Road & business interest of Varney's. The freehold will include vacant possession of the ground floor whilst 56a & 56b, 2 residential flats that are sold off by way of long leases with 56B paying a ground rent of £52 per annum. We are advised that flat 56a is for a term of 210 years whilst b is for 87 years.

## AML

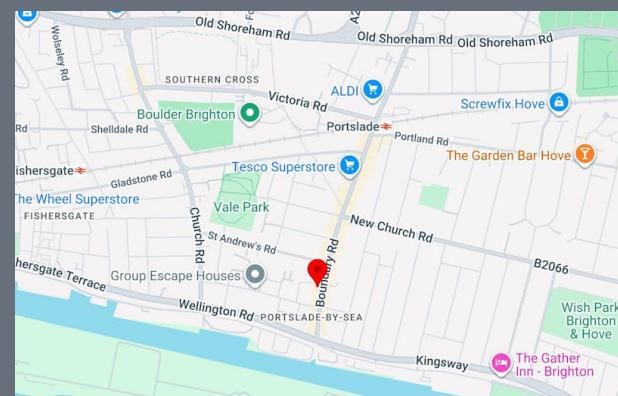
As in accordance with regulations AML searches will need to be carried out on purchasers & there will be a charge of £50 plus VAT per person requiring a search.

## Section 5 notice

A section 5 notice may well need to be served on the residential leaseholders.

## Plans

Plans are for indicative purposes only & not to scale.



## Get in touch

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### Eightfold Property

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56 Station Road, Portslade

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