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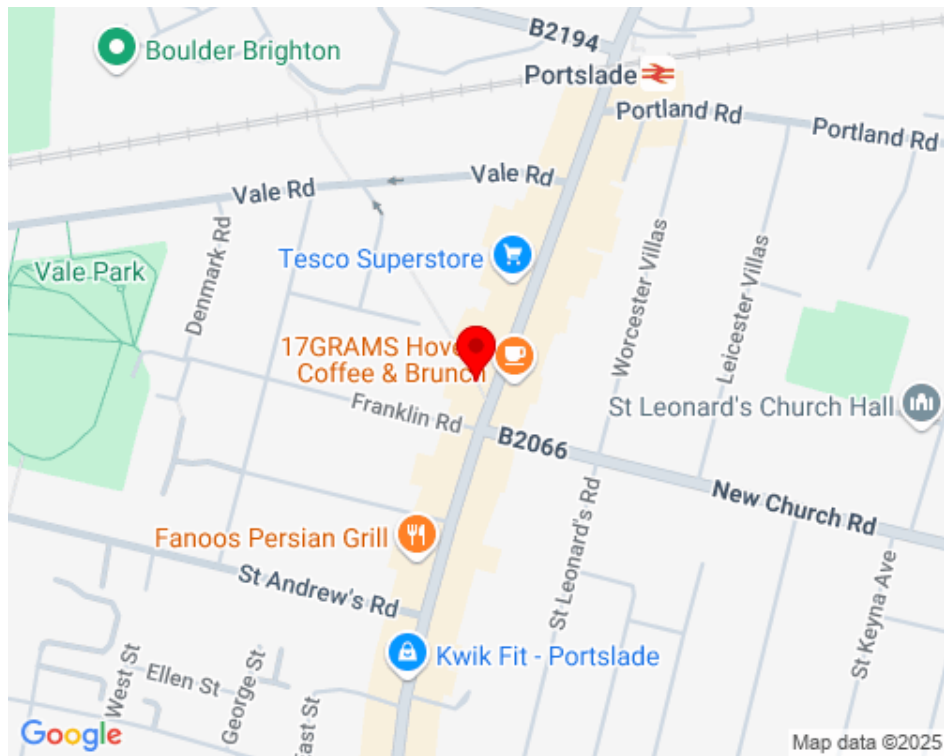
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30-31 Station Road, Portslade, BN41 1GB

TO LET: UNIQUE CAFE/TAKEAWAY OPPORTUNITY

# LOCATION



Boundary Road, Portslade, continues to be a popular destination for a number of 'E Class' tenants who can benefit from the residential and office community, pedestrian footfall and local trade close by. Situated on the border of Portslade and Hove, this unit is surrounded by a densely populated residential area, with the A259 Coast Road to the south and the A270 Brighton bypass to the north, Portslade railway station nearby and excellent main road links to all parts of the city.

## Description

A busy and well located coffee shop serving the local business, tourist and resident community.

Currently trading as No.30 Cafe and established for over 2 years as a successful sandwich, breakfast coffee shop serving an extensive range of drinks and vegetarian breakfast, lunch and snacks.

The premises is well presented, with outside seating and trades with an A1 and A3 retail consent, covered under the new Class E use, as amended and subsequently adopted 1st September 2020.

## Key Features

- Busy & Established Coffee Shop
- Ready for Immediate Occupation
- Extensive Outside Seating Area
- Station Road Location
- New Lease Available

## Accommodation

Ideally suited to another sandwich/breakfast, coffee operator yet may also lend itself to a variety of retail tenants. The layout of the premises includes a recently renovated ground level trading area, sufficient storage space, with the benefit of both an outside back courtyard and front outside seating area.

Ground floor trading area with servery, wash area, customer wc and extensive storage.

Total Width (Max): 19.49 sq ft

Total Depth (Max): 21.81 sq ft

Floor to Ceiling Height: 8.39 sq ft

Total Net Ground Floor Area: 340.62 sq ft (31.65 m2)

Approximately 14-16 internal covers and a further 8-10 covers immediately outside the premises.

## Lease

A New 10 Year Lease.

Commencing Rent - £12,000 per annum exclusive.

## Rent Review

TBC

## Repairing Liability

TBC

## Premium

Offers invited on a guide price of £7,000 (seven thousand pounds) for the benefit of all fixtures and fittings, license, outside seating arrangement and business goodwill.

## Business Rates

Shop & Premises

Brighton & Hove City Council

From 1st April to present

Rateable Value: £7,100

Rates Payable: -

Potential Benefit from Small Business Rates Relief.

## VAT

The building is not elected for vat.

## Legal Fees

Each party to pay their own legal fees.

## Viewing Arrangements

Strictly via prior appointment through Agents Graves Jenkins











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