



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



Crown Works, Crown Road, Portslade,
BN41 1SH

FOR SALE: VACANT MULTI-USE BUILDING WITH PARKING

LOCATION



Perfectly situated in the heart of Portslade, Crown Works stands proudly on Crown Road, close to Abinger Road. The bustling Trafalgar Road (A293), a mere 100 meters away, offers seamless access to the A259 Coast Road and the A270, connecting Brighton and Worthing.

Nestled amidst a dynamic blend of residential and commercial establishments, Crown House commands a prime location within a bustling, densely populated area. Public transportation is readily accessible, with Fishersgate Station a mere 250 meters away, catering to the needs of commuters and residents alike.



Description

Crown Works boasts two distinct entrances, with one opening into a spacious retail area and the other leading to a welcoming lobby providing access to the first-floor offices and a rear warehouse/light industrial facility. Ready for immediate occupation.

Key Features

- For Sale By Auction in June
- Vacant Multi-Use Building (Office/Retail/Warehouse)
- Reserved Parking Available
- Ideal Owner Occupation and/or Residential Conversion Opportunity

Accommodation

A mixed-use building arranged over the Ground and First Floor as follows:

Ground Floor

Rear Warehouse - 1,490 sq ft (138.4 m²)

- Internal Width (max): 40 ft (12.2 m)
- Internal Depth (max): 37.2 (11.3 m)
- Eaves Height: 9.2 m

Front Retail - 680 sq ft (63.2 m²)

Total Ground Floor Accommodation: 2,170 sq ft (201.6 m²)

First Floor

Office - 425 sq ft (39.5 m²)

Plus a kitchen/storage facility - 75 sq ft (7 m²)

Total First Floor Accommodation: 500 sq ft (46.5 m²)

Both floors are fully equipped with kitchen and WC facilities and the added advantage of approximately three designated parking spaces directly outside, providing convenient access for occupants and clientele alike.

Total Accommodation: 2,670 sq ft (248 m²)

Amenities

- Double-pitched roof design
- Roof strip lighting fixtures
- Ample natural light
- Multiple kitchen and WC facilities



- Central heating provided by a gas boiler
- Air-conditioning units
- 3-4 parking spots

Sale Price

Guide Sale - £325,000 subject to contract and full vacant possession.

Business Rates

Ground Floor Rear, Crown Works, Crown Road, Portslade, BN41 1SH

- Billing Authority: Brighton & Hove
- Description: Offices, shop and premises
- Rateable Value: £17,500
- Valid from 1 April 2023 to present

First Floor Rear, Crown Works, Crown Road, Portslade, BN41 1SH

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £5,800
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR).

VAT

The property is registered for VAT and therefore VAT is payable on the proposed sale.

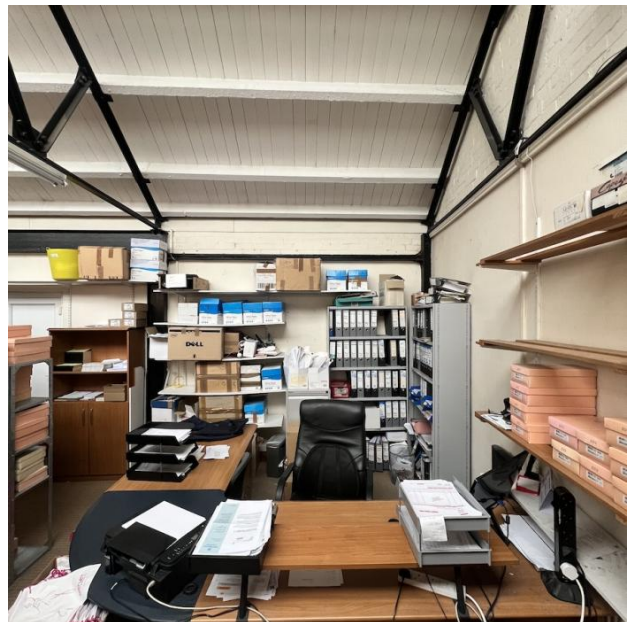
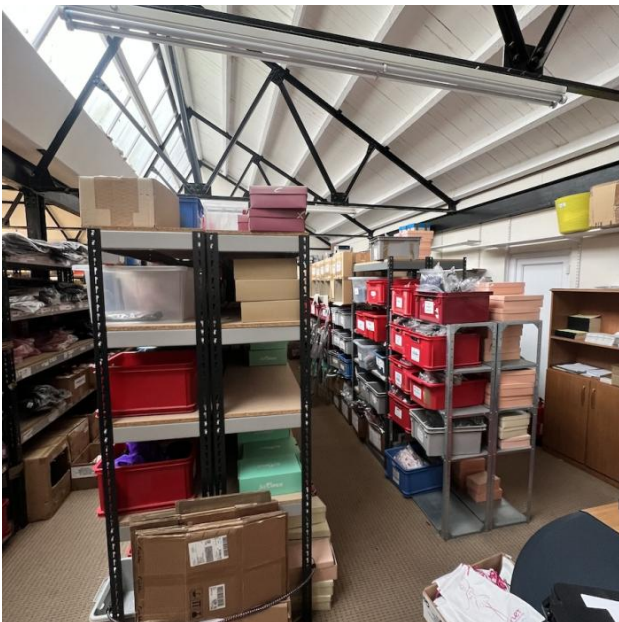
Legal Fees

Each party is to pay for their own legal costs incurred.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











GET IN TOUCH
gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB