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94-106 Old Shoreham Road, Portslade, BN41 1TA
PROMINENT SHOWROOM/TRADE UNIT WITH EXCELLENT PARKING

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](https://www.what3words.com/leader.zoom.advice)

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.

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.

Key Features:

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

Rent:

£90,000 per annum

VAT:

VAT is Applicable

Legal Fees:

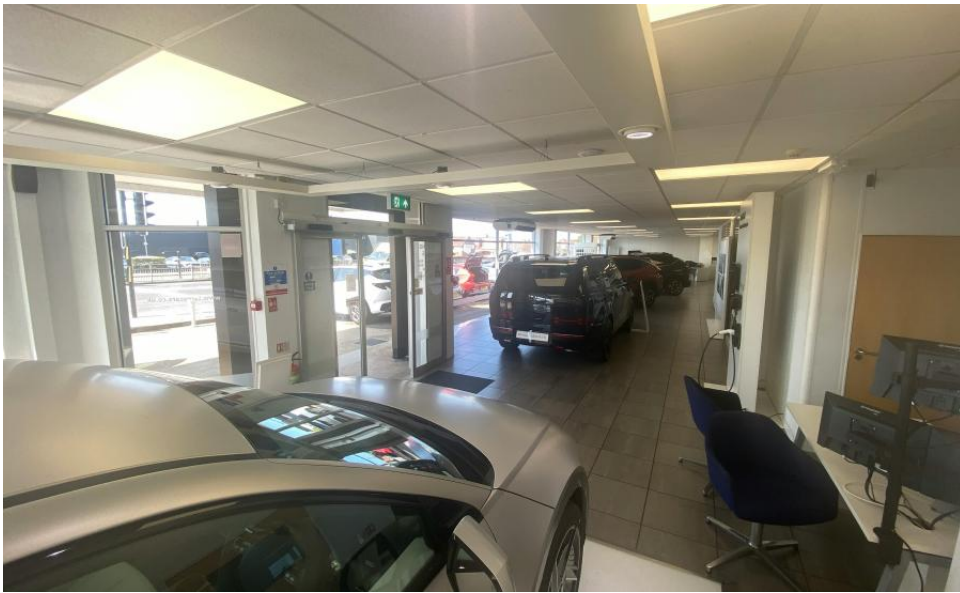
Each party to bear their own costs

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.









GET IN TOUCH
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