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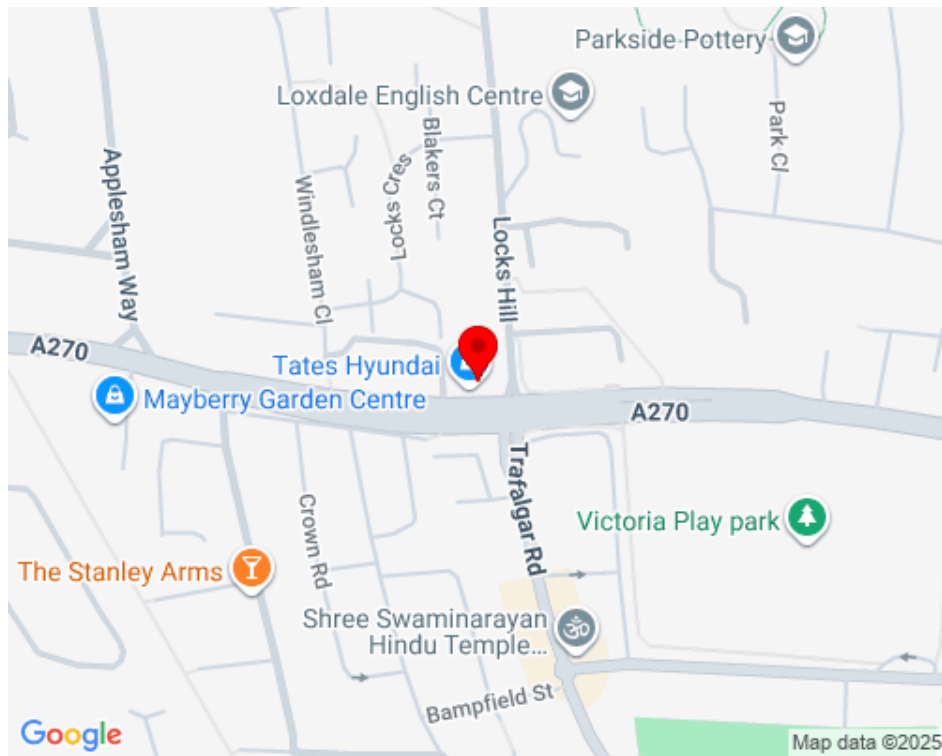
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94-106 Old Shoreham Road, Portslade BN41 1TA

TO LET: PROMINENT SHOWROOM/TRADE UNIT WITH EXCELLENT PARKING – 5,573 SQ FT (517.75 SQ M)

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://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.

Key Features

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

Accommodation

The gross internal ground floor area is 5,573 sq ft (517.75 sq m)

Lease

Available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

Rent from £110,000 per annum exclusive

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.

EPC

TBC

Business Rates

Rateable Value: ££116,000
Rates Payable: £64,380 (2025/26)

Interest parties are advised to contact Brighton & Hove City Council on Tel: 01273 290000 or www.brighton-hove.gov.uk to verify this information.

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.



AML

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

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH
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