



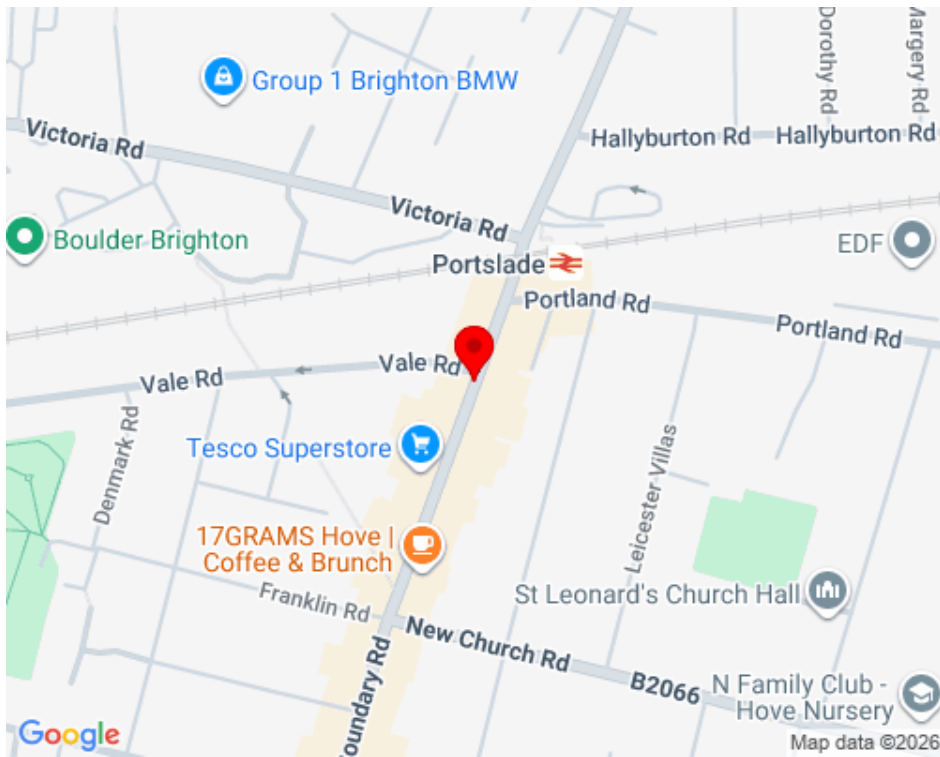
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10 Station Road, Portslade, BN41 1GA  
TO LET: PROMINENT CORNER PREMISES WITH PARKING

# LOCATION



The property occupies a prominent corner position on Station Road at its junction with Boundary Road, in the busy Portslade district of Hove. This established commercial location enjoys consistent high levels of pedestrian footfall and passing traffic, driven by a dense local residential catchment and a varied mix of retail, service, and leisure operators.

Nearby occupiers include a strong blend of national and independent brands such as Tesco, KFC, Iceland, Boots, Greggs, and Ladbrokes, together with a selection of cafés, salons, and convenience stores. Portslade railway station lies just a two-minute walk to the north, providing regular services to Brighton, Worthing, and London Victoria.

The A259 Coast Road and A270 Old Shoreham Road are also close by, offering excellent road connectivity across Brighton & Hove and the wider Sussex region.

## Description:

This prominent corner property benefits from a single main frontage to Station Road with an advertising return to Vale Road, as well as a valuable front forecourt area. Arranged over ground, first, and lower ground floors, the accommodation offers a flexible layout suitable for a wide range of Class E uses.

The ground floor comprises an open-plan area ideal for customer-facing operations, while the first floor provides ancillary space previously used as offices, together with a kitchenette, storage rooms, and separate male and female WCs. The secure lower ground floor store is directly accessible from the rear car park, where three demised parking spaces are included.

The premises are finished to a good specification, including a suspended ceiling with LED lighting, air conditioning, carpeting throughout, data floor boxes (untested), and generous storage facilities.

## Key Features:

- Prominent Corner Position with Front Forecourt
- Flexible Class E Accommodation over Three Floors
- Three Demised Parking Spaces to the Rear
- Available for Immediate Occupation on Flexible Terms

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMlg27325.36Ground Floor39836.98First Floor26024.15Total93186.49

## Rent:

£22,000 per annum exclusive

## Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, with terms to be agreed.

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

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

## 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.



Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.







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