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PROPERTY PEOPLE

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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 Ladbroke's, 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.

Available for immediate occupation on flexible leasing terms.

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 accommodation is arranged over three floors.

Lower Ground Floor Storage: 273 sq ft (25.4 m2)

- Internal Width: 8'1"
- Internal Depth: 19'3"

Ground Floor: 398 sq ft (37 m2) - with front forecourt area and a storage cupboard located beneath the staircase.

- Internal Width: 18'4"
- Internal Depth: 21'4"

First Floor: 260 sq ft (24.1 m2) - with a kitchenette (56 sq ft / 5.2 m2), storage facilities, and separate male and female WC facilities.

- Internal Width: 18'4"
- Internal Depth: 16'

Total Accommodation (NIA): 931 sq ft (86.5 m2)

Lease



A new lease is available on flexible leasing terms.

Guide Rent: £22,000 per annum, exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Full Repairing and Insuring.

Business Rates

Billing Authority: Brighton & Hove

- Description: Shop, office and premises
- Rateable Value: £10,000
- Rates Payable:
- Valid from 1 April 2023 to present

Eligible for Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

VAT

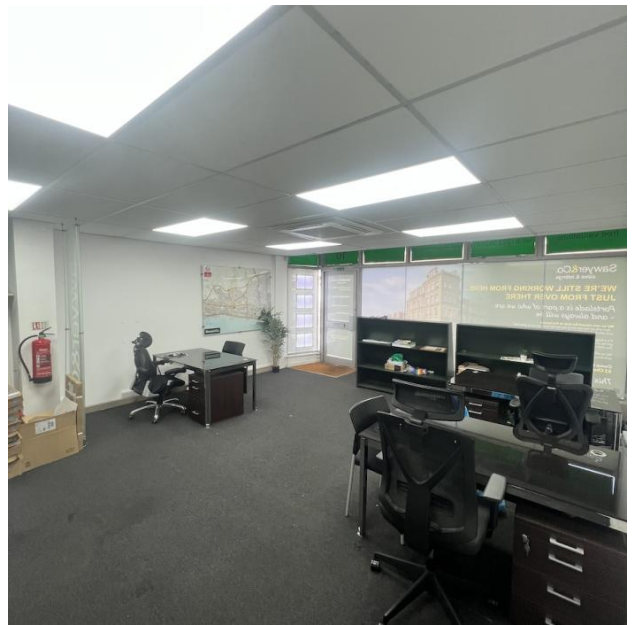
VAT will not be payable on the terms quoted.

Legal and Professional Fees

Each party is to pay their own legal and professional fees incurred.

Viewing Arrangements

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







GET IN TOUCH
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