



RUPERT BURSTOW
Property Consultancy & Acquisitions

**SUBSTANTIAL
SHOP/WORKSHOP/STORES
PROMINENT CORNER POSITION
TOTAL ACCOMMODATION
1371 SQ FT (127 SQ M)
TO LET**



**26 CHURCH ROAD
PORTSLADE
BN41 1LA**



26 CHURCH ROAD, PORTSLADE BN41 1LA

LOCATION Occupying a highly prominent corner position on the west side of Church Road, Portslade close to the A259 seafront (Wellington Road). This is a busy thoroughfare linking the A259 with the A270 (Old Shoreham Road) in the heart of Portslade and close to Fishersgate railway station.

ACCOMMODATION The premises comprise a spacious ground floor workshop to include cornershop frontage, workshop area and stores as follows:

Shop front area: Internal width 16'1"
Internal depth 25'10"

Total sales/shop front area 415 sq ft (38 sq m)

Kitchen:

- Stainless steel sink
- High and low level cupboards

Side access/loading

Rear workshop: 16'1" x 38'10" 620 sq ft (56 sq m)

- Strip lighting
- Concrete load bearing floor
- Gas fired central heating
- 3 phase electricity

Total ground floor area 1035 sq ft (96 sq m)

Barn/stores/further workshop:

24'1" x 14'1" 336 sq ft (31 sq m) plus loft storage area
(currently accessed via ladder)

Parking/driveway: Suitable for 4 car parking spaces (in tandem)

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

RENT £9,500 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Workshop and premises
- **Rateable Value:** 8,100
- **Rates Payable:** £3,353.40 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

