



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

SHOP WITH EXTENSIVE ANCILLARY  
AREAS + FORECOURT  
IDEAL BEAUTY/HAIR SALON  
TO LET



67 STATION ROAD  
PORTSLADE  
BN41 1DF

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## 67 STATION ROAD, PORTSLADE

**LOCATION** Situated at the lower end of Station Road, Portslade, between the coast road A259 and New Church Road, The property is in a highly prominent position in this mixed use densely populated area serving the community in Hove, Portslade and the surrounding areas.

**ACCOMMODATION** The premises comprise a shop forecourt and various rear rooms and basement as follows

### SHOP FLOOR:

Internal width	12'6"
Internal depth	15'
<b>Total:</b>	<b>187 sq ft (17.3 sq m)</b>

<b>REAR SALES:</b>	Internal width	12'7"
	Internal depth	15'6"
	<b>Total:</b>	<b>195 sq ft (18.1 sq m)</b>

Currently partitioned to create 1-2 treatment rooms.

<b>REAR ROOM:</b>	12'4" x 10'	<b>124 sq ft (11.5 sq m)</b>
	Including: 4 Stylist stations	

**BASEMENT:** 12'6" x 16'6"

**W/C:** W/C's with hand wash facilities

<b>REAR ROOM:</b>	10' x 8'2"	<b>81 sq ft (7.5 sq m)</b>
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Including the immersion tank

<b>REAR STORE/OFFICE:</b>	6'10" x 6'10"	<b>47 sq ft (4.3 sq m)</b>
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<b>COVERD YARD:</b>	Irregular shape	<b>381 sq ft (35.3 sq m)</b>
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<b>EXTERNAL YARD:</b>	Approximately	25' x 15"
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**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** £9,500 per annum exclusive



## UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** £2,500
- **Rates Payable:** £1,065 (April 11/12)

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**