



## 34 Station Road

Portslade, Brighton, BN41 1GB

**TO LET - Retail Unit**  
**Rental £15,000 PA**

**539.41 sq ft**  
(50.11 sq m)

- New Lease
- Newly Refurbished Space
- Busy Location

# 34 Station Road, Portslade, Brighton, BN41 1GB

## Summary

<b>Available Size</b>	539.41 sq ft
<b>Rent</b>	£1,250 per month
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

The property is a mid terrace retail space, having been recently refurbished throughout, the property offers a great open place space for a new or expanding business to fit out.

## Location

Located on the West side of Station Road at the junction of New Church Road, there is a high level of footfall and passing trade, with both the seafront and Portslade station only a short distance away.

## Accommodation

The accommodation comprises the following areas:

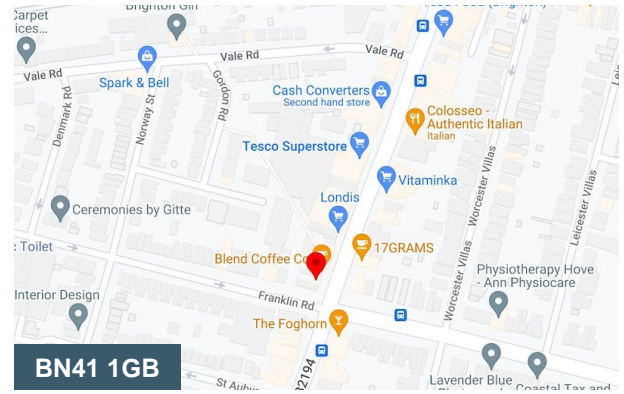
Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	539.41	50.11	Available
<b>Total</b>	<b>539.41</b>	<b>50.11</b>	

## Viewings

Viewings can be arranged via landlords sole agent Newlands Property.

## Terms

Available on a new FRI lease with terms to be agreed and asking rental of £15,000 per annum exclusive.



## Viewing & Further Information



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