



## 35 Station Road

Portslade, Brighton, BN41 1GB

**TO LET - Corner Position**  
**Retail Unit**  
**Rental £16,000 PA**

**500.53 sq ft**  
(46.50 sq m)

- Corner Position
- Double Fronted
- Available together or separately

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

## Summary

<b>Available Size</b>	500.53 sq ft
<b>Rent</b>	£1,333.33 per month
<b>Business Rates</b>	**To be reassessed
<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 - Currently being constructed or undergoing major refurbishment

## Description

A great corner position retail/ office space with double frontage, would suit various uses (STPC) the unit is arranged open plan excellent window display frontage all around.

The unit will be finished to white box format for a new occupier to then fit out as they require.

## Location

Located on the corner of Station Road and Franklin Road in Portslade a short walk from the station to the north and the main costal road leasing into Brighton city centre just to the south.

Other nearby occupiers including, Specsavers, Superdrug, Tesco, Timpson, Boots and Iceland.

## Accommodation

The accommodation comprises the following areas:

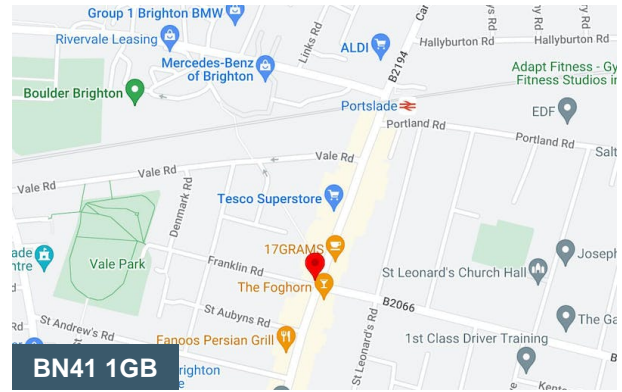
Name	sq ft	sq m
Ground - Shop 35	500.53	46.50
<b>Total</b>	<b>500.53</b>	<b>46.50</b>

## Viewings

Viewings can be arranged by the Landlords Sole Agent Newlands Property.

## Terms

The unit is available on a new FRI lease, with an asking rental of £16,000 per annum exclusive.



## Viewing & Further Information



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