



84 Graham Avenue

Portslade, Brighton, BN41 2WL

TO LET - Retail Shop - Office
Rental £9,600 Per Annum

516 sq ft
(47.94 sq m)

- External rear yard / parking area
- Yearly Licence
- Available February 2024

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Summary

Available Size	516 sq ft
Rent	£800 per month
Rates Payable	£3,043.90 per sq ft No rates should be payable under small business rates relief, please check with council to confirm
Rateable Value	£6,100
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (55)

Description

Ground floor retail / office space with open plan layout including W.C and small kitchenette space as well as the added benefit of an external rear yard/ parking area.

Location

Located in a secondary parade in Graham Avenue, Portslade the area has a good level of footfall and passing trade with a host of other businesses nearby.

Accommodation

The accommodation comprises the following areas:

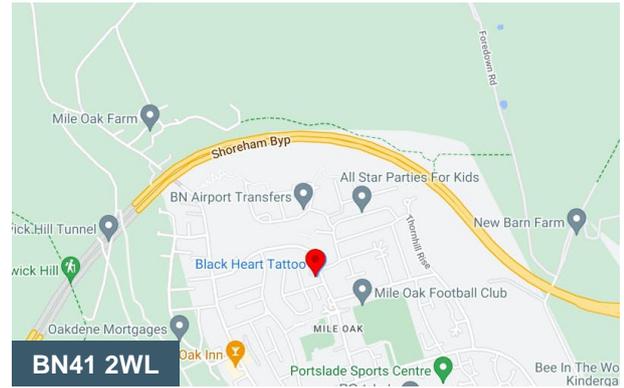
Name	sq ft	sq m
Ground	516	47.94
Outdoor - External rear yard area	538	49.98
Total	1,054	97.92

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

Available on a rolling yearly licence, with asking rental of £9,600 per annum exclusive.



Viewing & Further Information



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