NEWLANDS
PROPERTY

To Let



26 Station Road

Portslade, Brighton, BN41 1GB

TO LET - Class E Retail Unit
Rental £27,000 PAX

- New Lease
- Available May 2027
- High Footfall area

2,483 sq ft
(230.68 sq m)

26 Station Road, Portslade, Brighton, BN41 1GB

Summary

Available Size	2,483 sq ft
Rent	£2,250 per month
Rates Payable	£12,765 per annum
Rateable Value	£23,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (103)

Description

Well positioned open plan Class E retail unit, good sized window display frontage and signage space. The unit is suitable for various uses within the Class E range.

Location

Situated in Station Road, one of the main commercial thoroughfare's in Portslade. Portslade mainline station is close by and within walking distance and traders include Londis, Superdrug, Tesco, and Specsavers.

Accommodation

The accommodation comprises the following areas:

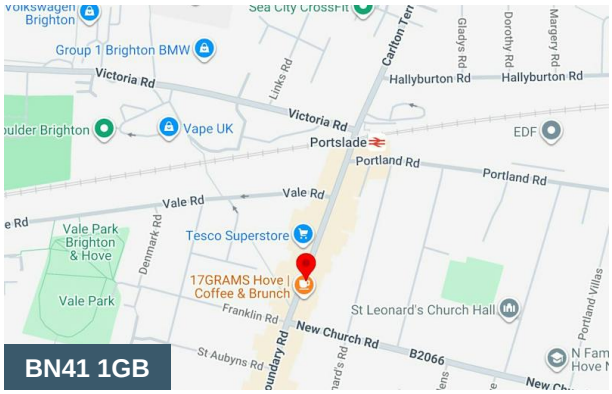
Name	sq ft	sq m
Ground	1,580	146.79
Lower Ground	903	83.89
Total	**2,483**	**230.68**

Viewings

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

Terms

Available on a new FRI lease with terms to be agreed, asking rental £27,000 pax.
VP from 28th May 2027.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

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Energy performance certificate (EPC)

Shop And Premises 26 Station Road PORTSLADE BN41 1GB	Energy rating **E**	Valid until:	**6 July 2033**
		Certificate number:	**5788-7052-0348-7299-8958**

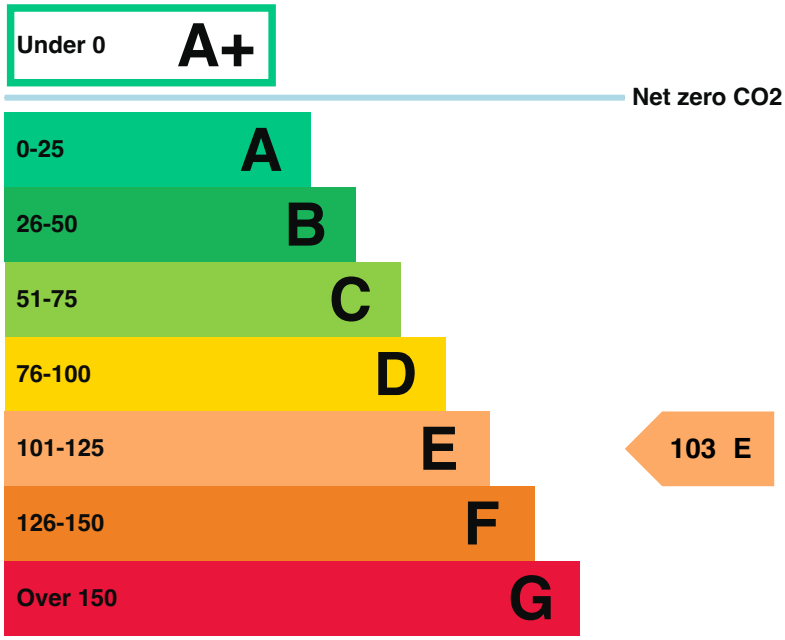
Property type	Retail/Financial and Professional Services
Total floor area	231 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	26.5
Primary energy use (kWh/m2 per year)	214

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9944-3519-8329-1537-9494).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 July 2023
Date of certificate	7 July 2023