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Commercial Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

OFFICE / WORKSHOP / STORE BUILDING

1,267 ft² / 117 m² . TO LET



**77 NORTH STREET
PORTSLADE, BRIGHTON
BN41 1DH**

Situated just off the A259 Coast Road in an established commercial location on the west side of Brighton & Hove. The Boundary Road shopping thoroughfare is close by, and nearby occupiers include Underground Gym and Small Batch Coffee. Portslade railway station and numerous bus services are conveniently accessible. See attached location plan.

The premises comprise a two storey building, which has previously been used for a mixture of office / workshop / storage purposes, and may therefore suit a variety of commercial uses, subject to any necessary consents.

The accommodation is arranged as follows:

ground floor	open plan area, WC	in all	651 ft² / 60 m²
first floor	open plan area + 2 rooms	in all	616 ft² / 57 m²
TOTAL FLOOR AREA			1,267 ft² / 117 m²

Rateable Value: £7,800

EPC Rating: E - 114

measurements are approximate and gross internal
amenities not tested

The premises are **TO LET** for a term of up to 5 years at a commencing rental of **£10,500 per annum**, exclusive. The lease will be excluded from the security of tenure and renewal provisions of the 1954 Landlord & Tenant Act.

Viewing by appointment with **SOLE LETTING AGENT, GRAVES SON & PILCHER LLP**

