

WORKSHOP / COMMERCIAL BUILDING

1,846 ft² / 174 m²

FREEHOLD FOR SALE



1 ST PETER'S ROAD

PORTSLADE, BRIGHTON BN41 1LS



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated just off Trafalgar Road in south Portslade, close to the junction with the A259 coast road. The North Street commercial area and Shoreham Port are nearby, along with the Boundary Road/Station Road shopping thoroughfare. There are frequent bus services to central Brighton and Worthing. Portslade railway station, local schools and the A270 Old Shoreham Road are conveniently accessible.

Description

The property comprises a two storey commercial building which has been used for many years as a print workshop and may suit a variety of other uses or conversion / development, subject to any necessary consents. Features include a 3 phase electricity supply and a gas supply. The ground floor main workshop area has a ceiling height of 9' / 2.74 m.

Ground Floor	Main workshop / production area, reception, WC	893 ft ²	83 m ²
	Steps down at rear to: Lean-to extension	145 ft ²	13 m ²
First Floor	Front workshop area	344 ft ²	32 m ²
	Door to: Storage area in roof space (sloping ceiling, part restricted headroom)	464 ft ²	43 m ²
TOTAL FLOOR AREA		1,846 ft²	171 m²
Exterior	Small forecourt		

Terms

The property is **FOR SALE** on a freehold basis with full vacant possession. Offers are invited in the region of **£285,000 for the freehold interest.**

Rateable Value £7,900 (£9,900 from 1 April 2023)

EPC applied for

Viewing by appointment with sole agent Graves Son & Pilcher LLP



01273 321123

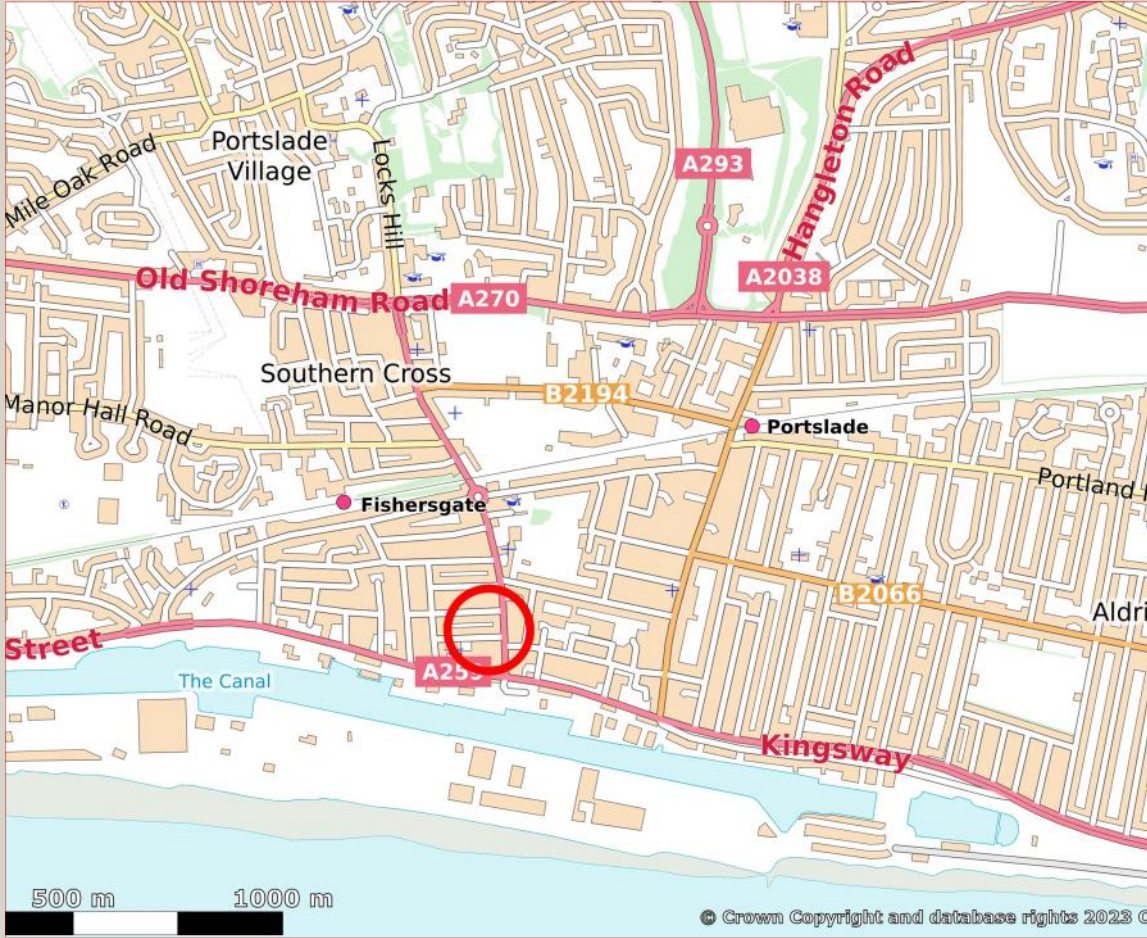
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amenities and services not tested
measurements are approximate and gross internal

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