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Crown House, Crown Road, Portslade,
BN41 1SH

TO LET: RARE MULTI-USE BUILDING WITH PARKING

LOCATION



Perfectly situated in the heart of Portslade, Crown House stands proudly on Crown Road, close to Abinger Road. The bustling Trafalgar Road (A293), a mere 100 meters away, offers seamless access to the A259 Coast Road and the A270, connecting Brighton and Worthing.

Nestled amidst a dynamic blend of residential and commercial establishments, Crown House commands a prime location within a bustling, densely populated area. Public transportation is readily accessible, with Fishersgate Station a mere 250 meters away, catering to the needs of commuters and residents alike.

Description

Crown House boasts two distinct entrances, with one opening into a spacious retail area and the other leading to a welcoming lobby providing access to the first-floor offices and a rear warehouse/light industrial facility.

Ready for immediate occupation.

Key Features

- New Lease - Flexible Leasing Terms
- Multi-Use Building (Office/Retail/Warehouse)
- Multiple Reserved Parking Spaces
- Ready For Immediate Occupation
- Rent Free Period Available

Accommodation

A mixed-use building arranged over the Ground and First Floor as follows:

Ground Floor

Rear Warehouse - 1,490 sq ft (138.4 m²)

- Internal Width (max): 40 ft (12.2 m)
- Internal Depth (max): 37.2 (11.3 m)
- Eaves Height: 9.2 m

Front Retail - 680 sq ft (63.2 m²)

Total Ground Floor Accommodation: 2,170 sq ft (201.6 m²)

First Floor

Office - 425 sq ft (39.5 m²)

Plus a kitchen/storage facility - 75 sq ft (7 m²)

Total First Floor Accommodation: 500 sq ft (46.5 m²)

Both floors are fully equipped with kitchen and WC facilities and the added advantage of approximately three designated parking spaces directly outside, providing convenient access for occupants and clientele alike.

Total Accommodation: 2,670 sq ft (248 m²)

Amenities

- Double-pitched roof design



- Roof strip lighting fixtures
- Ample natural light
- Multiple kitchen and WC facilities
- Central heating provided by a gas boiler
- Air-conditioning units
- 3-4 parking spots

Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £33,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Internal Repairing & Insuring.

Business Rates

Ground Floor Rear, Crown House, Crown Road, Portslade, BN41 1SH

- Billing Authority: Brighton & Hove
- Description: Offices, shop and premises
- Rateable Value: £17,500
- Valid from 1 April 2023 to present

First Floor Rear, Crown House, Crown Road, Portslade, BN41 1SH

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £5,800
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR).

VAT

The property may be registered for VAT and therefore VAT may be payable on the proposed sale.

Legal Fees

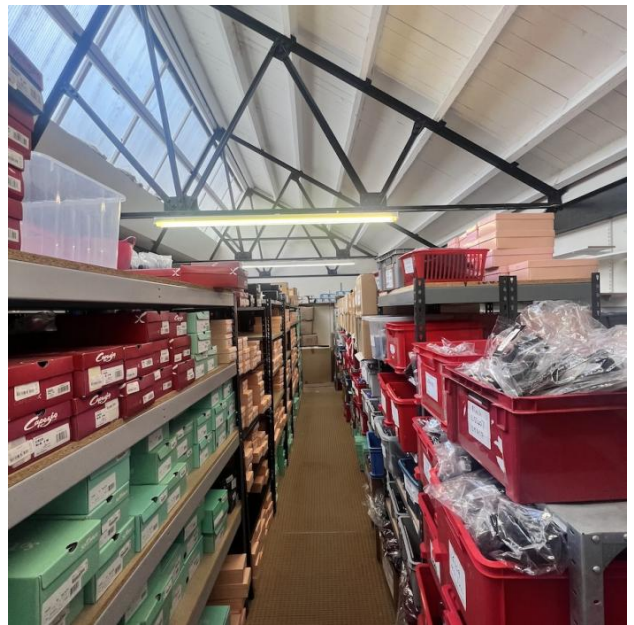
Each party is to pay for their own legal costs incurred.

Viewing Arrangements



Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).









GET IN TOUCH
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