



FOR SALE

37 Vale Road
Portslade, Brighton, East Sussex BN41 1GD



37 Vale Road
Portslade, Brighton, East Sussex BN41 1GD

Key Features

- Ground floor workshop / warehouse, first floor workshop and offices
- Vehicle parking and covered yard
- Freehold for sale with vacant possession
- Offers in the region of £575,000

Location & Situation

The property is located on the north side of Vale Road in Portslade. The property sits within a terrace of 4 commercial buildings.

Station Road – the main retail centre of Portslade – is located a short distance to the east. The A270 is easily accessed via both Station Road to the east and Trafalgar Road to the west. The A27 is accessible approximately 1.5 miles to the north and the A259 approximately 0.5 miles to the south.

Portslade station is within 350 metres to the east.

Brighton city centre is 3 miles to the east.





37 Vale Road
Portslade, Brighton, East Sussex BN41 1GD

Description & Accommodation

The property comprises a purpose built 2 storey industrial property.

Both floors are currently used for production purposes. There are offices to the first floor and WC's to both floors.

There is a covered yard area and a forecourt to the front of this providing parking.

The property has the following approximate GIA:

Description	Sq Ft	Sq M
Ground floor	1,717 sq ft	159.48 sq m
First floor	2,522 sq ft	234.31 sq m
Total	4,239 sq ft	393.79 sq m

Covered yard	1,079 sq ft	100.26 sq m
--------------	-------------	-------------





37 Vale Road
Portslade, Brighton, East Sussex BN41 1GD

Rateable Value

Rateable Value 2017: £19,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

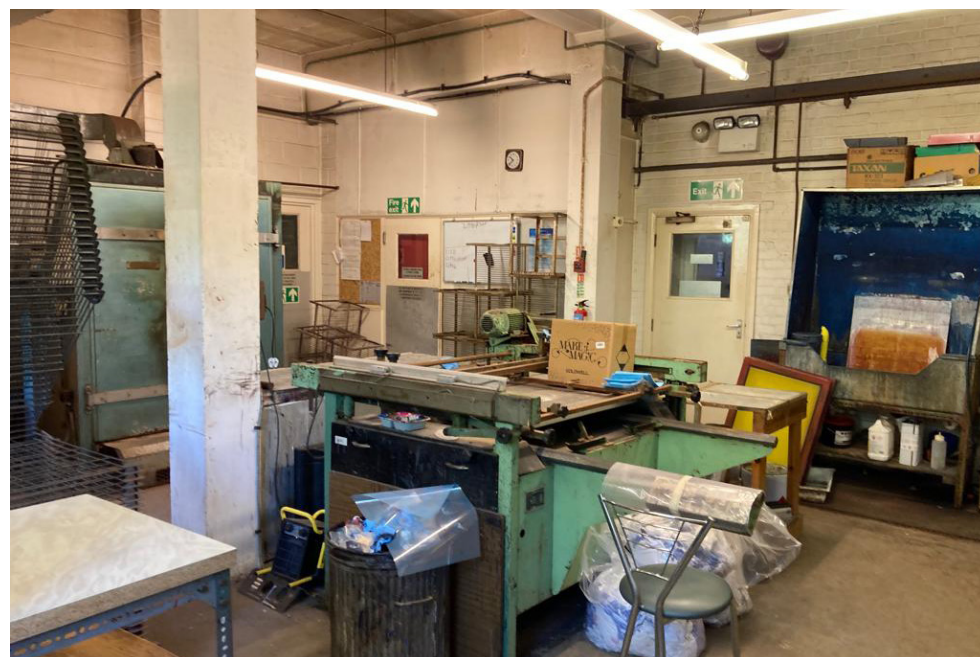
EPC

D.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

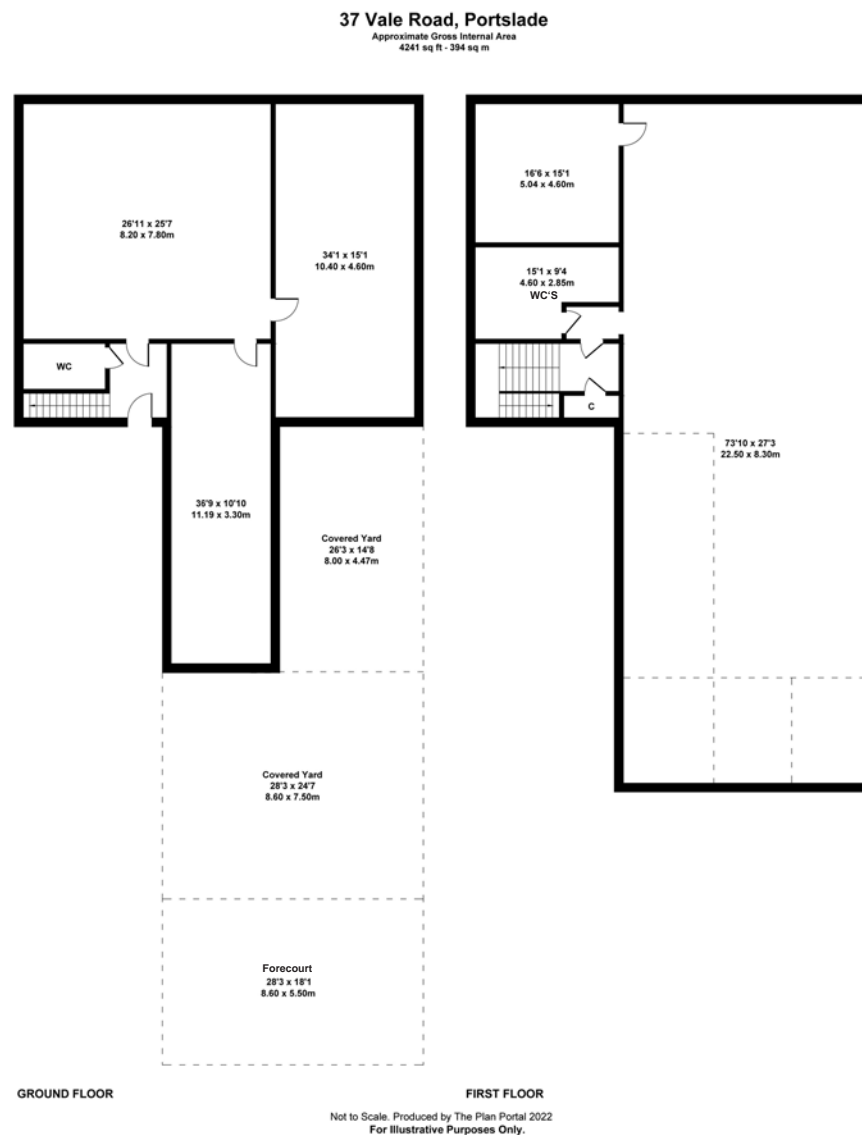
Interested parties should make their own planning enquiries and satisfy themselves in this regard.





37 Vale Road
Portslade, Brighton, East Sussex BN41 1GD

FLOOR PLAN For identification purposes only





37 Vale Road
Portslade, Brighton, East Sussex BN41 1GD

Tenure

Freehold with vacant possession.

Terms

For sale with vacant possession with offers invited in the region of £575,000 (five hundred and seventy five thousand pounds).

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

Aaron Lees
a.lees@flude.com
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

October 2022

