

FREEHOLD



Commercial (EPC Rating:)

CROWN HOUSE, CROWN ROAD, PORTSLADE, BN41 1SH

£395,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom Commercial located in Portslade

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.

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

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

Sale Price

Guide Sale - £420,000 subject to contract and full vacant possession

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.



ASTON VAUGHAN LTD | 230 EASTERN ROAD, BRIGHTON, EAST SUSSEX, BN2 5JJ

Council Tax Band

Energy Performance Graph

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.