



55 High Street  
Rottingdean, BN2 7HE

**REFURBISHED FORMER  
BANK PREMISES TO LET-  
NEW LEASE**

**829 sq ft**  
(77.02 sq m)

- Rent £16,000 PAX
- Character Building
- Village High Street Location.
- Short Walk To The Seafont

# 55 High Street, Rottingdean, BN2 7HE

## Summary

<b>Available Size</b>	829 sq ft
<b>Rent</b>	£16,000 per annum exclusive of rates VAT & all other outgoings
<b>Business Rates</b>	To be assessed following occupation of tenant.
<b>Service Charge</b>	A service charge will be put in place towards covering the shared costs of the building.
<b>Car Parking</b>	A parking space is available at the cost of £1,000 per annum
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs. The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	C (75)

## Description

A former bank premises located on the ground floor of this character building. Accessed via a central doorway the space is predominately open plan with separate side room & space for WC & storage. A parking space is available at an additional charge of £1,000 per annum. Whilst the landlord will not allow a full extraction system for heavy duty cooking they would consider tenants to use a lightweight system for baking & the cooking of items like pizza.

## Location

The subject property is situated on the Western side of The High Street in the picturesque coastal village of Rottingdean. The Village is located approx. 4 miles to the East of Brighton City centre and can be accessed via the main A259 South Coast Road or alternatively from the north via Woodingdean and the A27. The village has great history with former residents including Rudyard Kipling & is considered a desirable location to reside. The village has a number of independent occupiers but in addition also has attracted multiple occupiers such as Budgens, Costa, Tesco & Lloyds pharmacy.

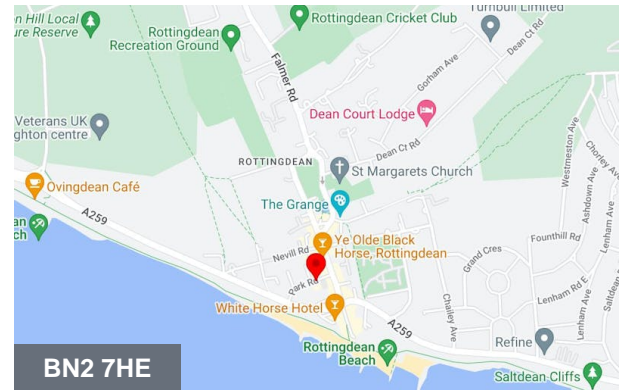
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales area	578	53.70
Ground - Office/ Side room	138	12.82
Ground - WC/ Storage	113	10.50
<b>Total</b>	<b>829</b>	<b>77.02</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a term of 5 years.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877

james@eightfold.agency



### Jack Bree

01273 109121

jack@eightfold.agency





# Energy performance certificate (EPC)

55 High Street  
Rottingdean  
BRIGHTON  
BN2 7JH

Energy rating

C

Valid until: 23 February 2025

Certificate number: 0710-0535-2169-7722-8002

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

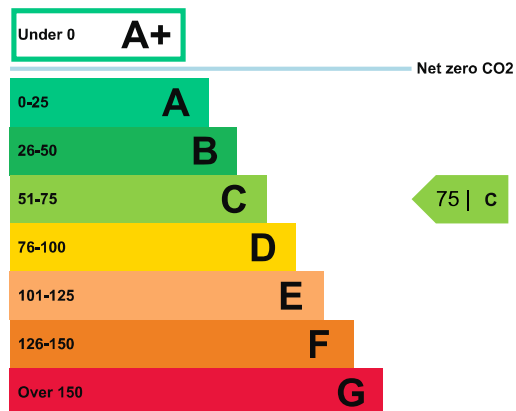
225 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

75 | C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Air Conditioning

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

88.22

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0897-2522-6740-7100-1503\)](/energy-certificate/0897-2522-6740-7100-1503).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name Freddie Pearce

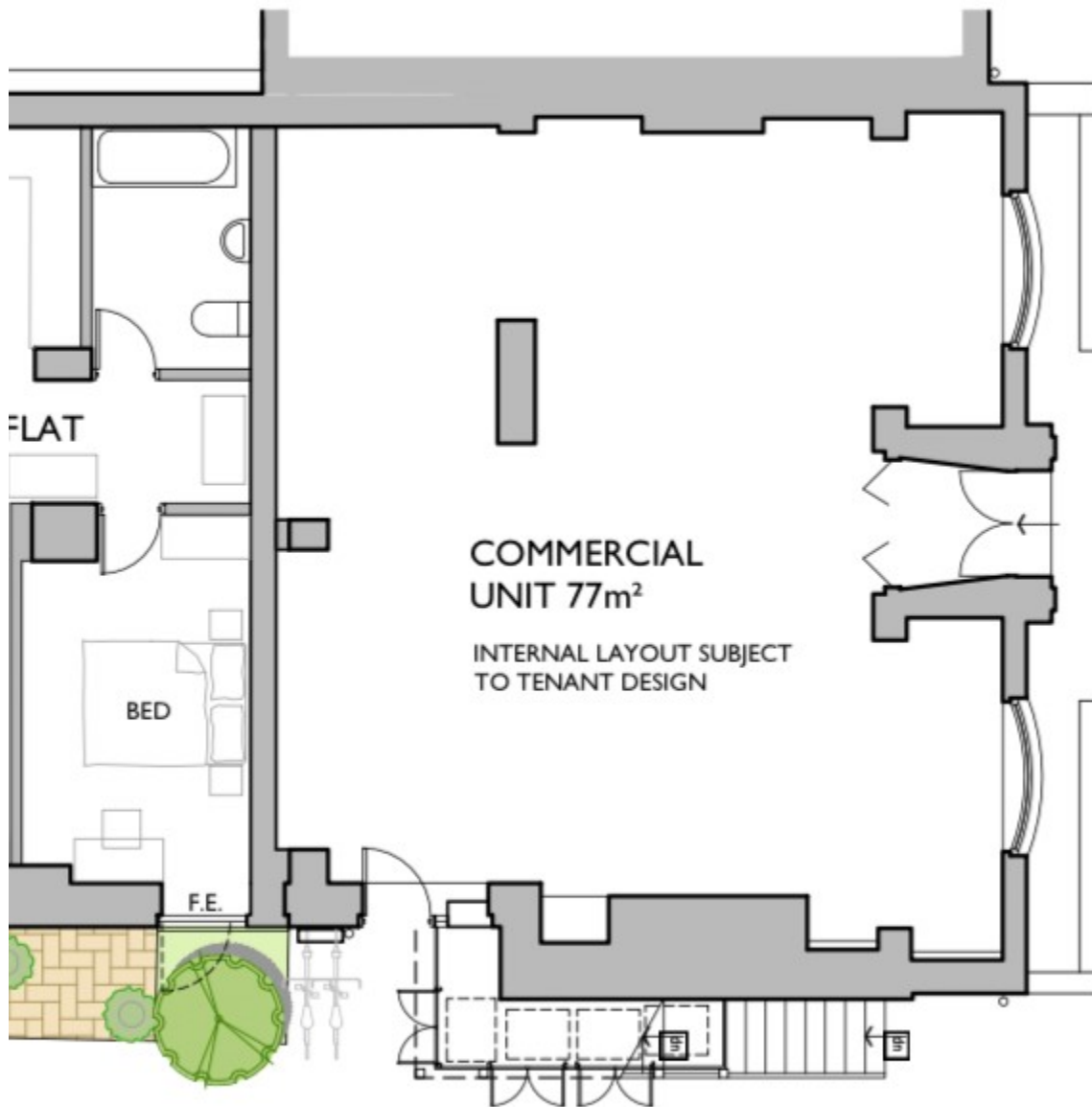
### Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd  
Assessor ID STRO021487  
Telephone 0330 124 9660  
Email [certification@stroma.com](mailto:certification@stroma.com)

### Assessment details

Employer BKR  
Employer address Sunnyhill House 3-7 Sunnyhill Road LONDON SW16 2UG  
Assessor's declaration The assessor is not related to the owner of the property.  
Date of assessment 23 February 2015  
Date of certificate 24 February 2015

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FLAT

BED

F.E.

COMMERCIAL  
UNIT 77m<sup>2</sup>

INTERNAL LAYOUT SUBJECT  
TO TENANT DESIGN

CYCLE SPACE  
No.s 1, 2  
(LEAN TO RACK)

4 No. EUROBINS WITH  
FIRE AND ODOUR  
PROOF ENCLOSURE



55 High Street, Rottingdean, Brighton, BN2

