



RETAIL / OFFICE

522 Sq Ft
(48 Sq M)

RENT: £12,450 Per Annum

Prominent Town
Centre Versatile
Class E Premises
To Let

- + Situated in Popular Shoreham-By-Sea
- + Property Recently Sold & Now Available To Let On New Lease Terms
- + Situated Adjacent To Shoreham Railway Station & Close To River Adur & All Town Amenities
- + Suit Variety Of Commercial Occupiers (stpc)
- + Excellent 26ft Window Frontage
- + Available For Immediate Occupation



Location

Shoreham is conveniently situated on the south coast adjacent to the river Adur, between Brighton (7 miles to the east) and the seaside town of Worthing (5 miles to the west). The property is situated on the main shopping thoroughfare of Brunswick Road, close to the mainline train station and close to the many multiple and local retailers, eateries and public houses. The mainline station which is adjacent to the subject property provides direct links along the south coast and north to London (journey time of approximately 1 hour and 5 minutes). Shoreham has a wide range of shopping facilities including the Holmbush Shopping Centre where Marks & Spencer, Tesco and Next can be located. Shoreham's promenade and harbour are located a short stroll from the property.

Description

An opportunity to lease a prominent retail / office premises in the popular town of Shoreham-By-Sea. Accessed via a pedestrian door directly off Brunswick Road the ground floor provides open plan retail / office accommodation to front with a studwork partitioned office / treatment room situated halfway through, with a corridor leading to rear kitchenette and WC facilities. The ground floor benefits from superb 26ft window frontage, carpeting throughout, suspended ceiling with cat 3 lighting, air conditioning (not tested), burglar alarm and ample electrical points. The property would suit a new or expanding business in a variety of commercial sectors (retail, office, medical) and is available for immediate occupation on new lease terms. Viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Sales Area	306	28
Treatment Room / Office	100	9
Kitchen / Store	116	11
Total	526	48

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £11,000. It is therefore felt that subject to Tenant status that 100% small business rates relief may apply. Interested parties are asked to contact Adur & Worthing Councils Business Rates department to confirm what relief is applicable to their business.

Summary

- + **Rent** - £12,450 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** - C(73)

Viewing & Further Information

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