



35-37 High Street, Shoreham-by-Sea, West Sussex BN43 5DD

Prominent retail unit on Shoreham's High Street TO LET



Key Features

- Double fronted retail unit
- Town centre location and on busy A259 Coast Road
- Excellent local amenities
- View at rear of the river
- Available to let by way of a new lease

Location

The subject property is located in the centre of Shoreham, on the High Street. Nearby there is a mix of retailers and national occupiers, cafés and restaurants including the main Post Office.

Accommodation

The available accommodation is arranged over the ground floor with an impressive double glass frontage and a fire escape to the rear.

We understand the existing accommodation to have the following approximate **Net Internal Areas:**

Ground floor	144.98 sq m	(1,560 sq ft)
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Planning

We understand that the premises benefit from Class A1 /A2 use within the Use Classes Order 1987 (as amended).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed and at a rent of £32,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasebusinesspremisess.co.uk.

EPC

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Business Rates

Rateable value (2017 list):	£24,250
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We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

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.

Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial incorporating Garner Wood. For further information please contact:

Will Thomas

Email: w.thomas@flude.com

Telephone: **01273 727070**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

