



TO LET

**MAKING
PROPERTY
WORK**

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CORNER RETAIL/A2 UNIT WITH CAR PARKING – 144.98 SQ M (1,560 SQ FT)
35-37 High Street, Shoreham-by-Sea, BN43 5DD

SHW

Rent | £32,500 PAX Plus VAT -**LOCATION**

The premises are located on the south side of the A259 coastal road, in the heart of Shoreham-by-Sea adjacent to Tosca Ristorante and opposite CO-OP, Boots and the Original Factory Shop.

DESCRIPTION

The premises comprises ground and part first floor of a three storey mixed use building. The ground floor is laid out as a Banking Hall with ancillary meeting and store rooms and toilets on the first floor.

The unit benefits from rear access and 4 car parking spaces to the rear.

There is the potential for a rear terrace and alternative uses subject to planning.

ACCOMMODATION

The premises have the following approximate dimensions and areas:-

	M	FT
Max Internal Width	11.80	38.71
Max Internal Depth	14.70	47.99
	SQ M	SQ FT
Ground Floor	144.98	1,560
First Floor	15.43	166

RENT

£32,500 PAX

RATES

To be reassessed.

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



POTENTIAL FOR REAR TERRACE OVER LOOKING THE RIVER AND CATERING USES (SUBJECT TO PLANNING)

**VIEWINGS –**

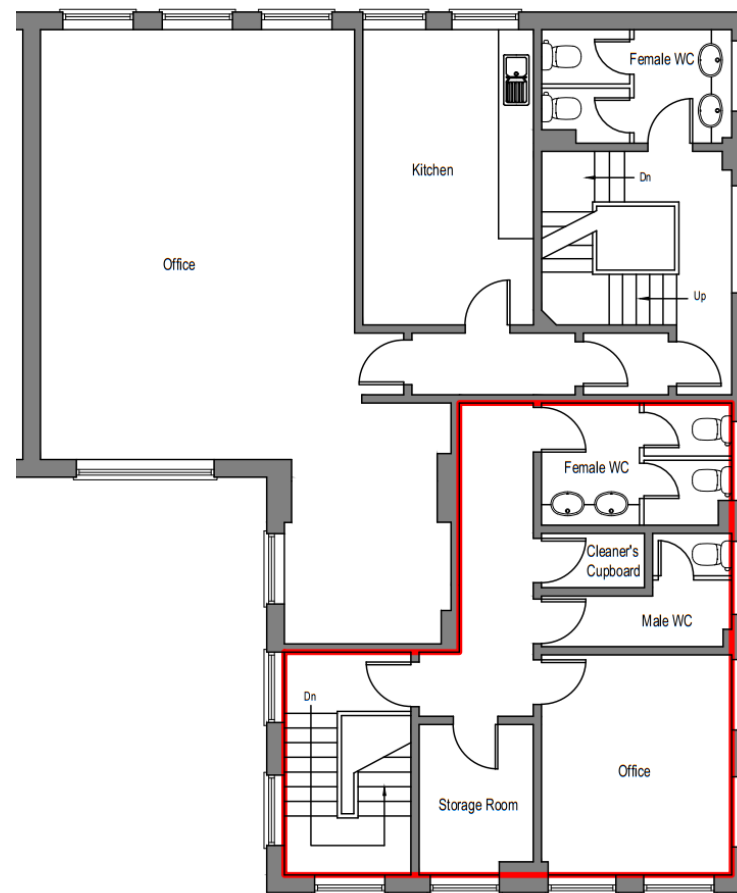
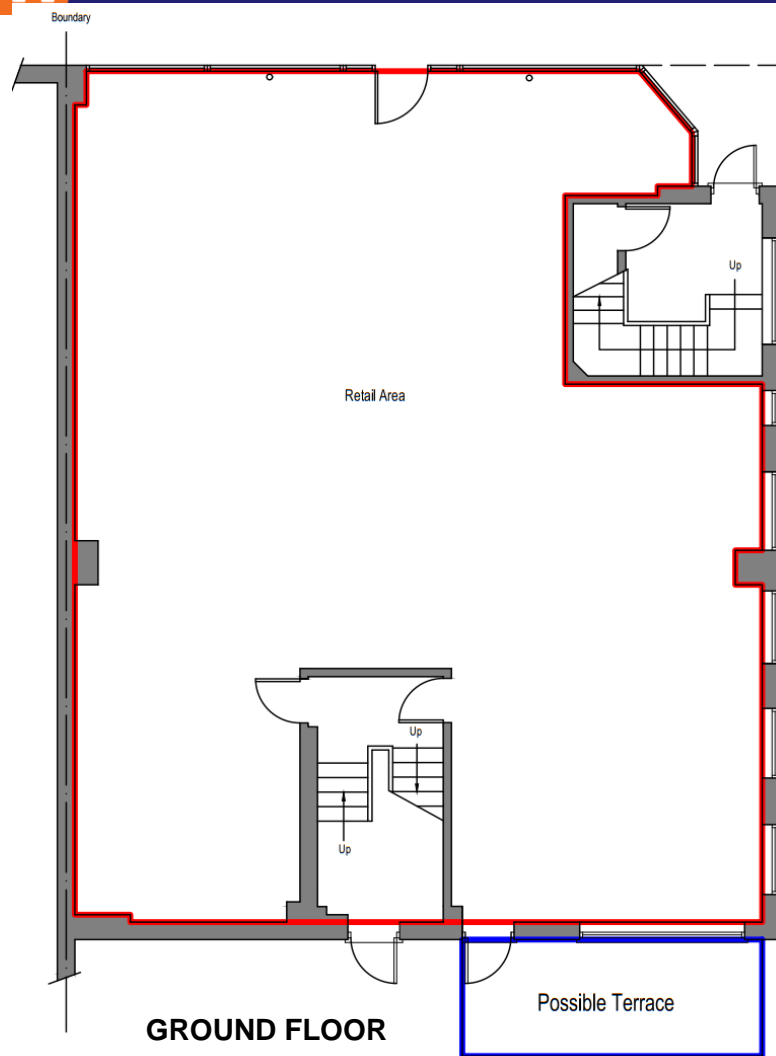
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50 metres

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Created By: Stiles Harold Williams



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