



LOCATION

The property is located on the corner of High Street & Sudley Road, occupying a prominent position on the edge of the town centre, nearby occupiers include RBLI, Barclays, Royal Mail and several other local retailers.

DESCRIPTION

The property consists of an open plan A1 retail space with rear storage space, along with W.C the property is currently fitted with a suspended ceiling and lighting with ample power points around the property, suitable for various uses (STPC) excellent starter unit for a new business.

DIMENSIONS

The property currently has the following dimensions:

Ground floor shop: 353.21sq.ft.

Rear storage space: 164.48sq.ft

Total internal floor area approx: 517.69sq.ft

LEASE

The property is available on a new FRI lease terms to be agreed, with a minimum term required of three years. Asking rental of £12,000 per annum exclusive

Business Rates

Interested parties are advised to contact the local authority to confirm the rates payable and to confirm if they are eligible for any small business rates relief, we are advised the RV is £8,400.

Legal Costs

The incoming tenant will be responsible for their own costs incurred in relation to the transaction as well as the landlords reasonable legal costs.

EPC

An EPC is available for interested parties to view on request.

VAT

May be chargeable on this transaction, interested parties must make their own enquiries to confirm.

Viewing

Strictly by appointment through the Landlords Sole

Agents: Parsons Son & Basley



32 Queens Road, East Sussex, Brighton, BN1 3YE

Contact: Richard Lowrey

Tel: 01273-274028 or 07725-723021

Email: richardl@psandb.co.uk

Web: www.psandb.co.uk

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