

Warwick **BAKER**

ESTATE AGENT

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ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

10 High Street • Shoreham-By-Sea • West Sussex • BN43 5DA

**LOCK UP SHOP (A1 USE)/
RESTAURANT/CAFE (A3 USE)
LEASE AVAILABLE
TOTAL 91.15 M² (980 SQ.FT)**



**15 EAST STREET
SHOREHAM BY SEA**

- * Located in the Prominent Area of Shoreham Town Centre *
- *Newly Pedestrianised Street*
- * Recently refurbished through out*
- * Lease Available *

RENT £15,000 PAX



OFFERED SUBJECT TO CONTRACT. These details are produced in good faith but are set out as a guide only and do not constitute any form of contract nor any statement contained therein to be a representation of warranty. Any intending purchaser must satisfy themselves by inspection.

Directors: W. B. Baker F.N.A.E. & D. W. E. Baker M.R.I.C.S./M.A.R.L.A.



15 East Street, Shoreham By Sea

(All measurements are approximate)

The Premises Briefly Comprises of:

Location:

The premises are situated in the newly pedestrianised area of East Street which is a major thoroughfare adjacent to the High Street (A259) and close to all local amenities. There is a regular bus service and a main line railway station providing a direct link to Gatwick Airport and London (Victoria and London Bridge). Together with neighbouring Southwick it has a combined population of circa 31,000 (2001 Census).

Shoreham has a wide range of shopping facilities including Boots, The Original Factory Shop, Giant, Ladbrokes and the Co-Op amongst many other multiple and local retailers. Marks & Spencer, Tesco and Next are located on the outskirts of the town.

Description:

The building comprises of a large fronted shop with two large display windows and central door. Planning permission was granted in May 2009 (subject to conditions) for change of use to a Café/ Restaurant. This permission remains in force if unimplemented until May 2012.

Shop:

6.67m (22.8') frontage, 6.72m (22') (wide max) x 15.36m (50.4') (deep max)

Total sales area in all approx 91.15 m² (980 sq.ft) Net Internal

Kitchenette & W.C

Planning

The premises have the benefit of A3 planning consent (Restaurant/Cafe). The restrictions are as follows:

Opening Hours: Monday - Sat 8am - 6pm and Sunday & Bank Hols: 10am-4pm

Adur District County Council will require information for satisfactory refuse and sound insulation to meet Councils approval. Also external Extraction/AC units are not to be erected without the Councils prior approval.

Lease: The premises are currently let on a full repairing and insuring lease for a term of 6 years from the 1st October 2010.

Rent: The current rent is £15,000 per annum exclusive, increasing in October 2012 to £17,000 per annum exclusive

Break Clause: The lease has provision for the tenant to determine the lease at the end of the 3rd year (September 2013) on service of 6 months written notice. The Assignor will exercise this break clause regardless. The Landlord may entertain a surrender of the existing lease and grant of a new lease subject to acceptable terms and satisfactory references.

Legal Costs: The ingoing tenant will contribute the sum of £850 + Vat towards the Assignor / Landlord's Legal fees in this matter

Rates: We have been verbally informed by the local rating authority the following:

Rateable Value: £13,750

Rates payable April 2011 - 2012: £5,953.75

N.B We would recommend any interesting party to seek written confirmation prior to proceeding with a letting. The rates payable as quoted above is based at the standard rate of 0.433p in the pound. A tenant may be eligible for Small Business Relief which would reduce the rate in the pound to 0.426p equating to £5,857.50 for the year. You can obtain written confirmation from the Business Rates Department at Adur District Council on (01273) 263000.

**Viewing through Letting Agent Warwick Baker, 10 High Street, Shoreham-By-Sea,
West Sussex, BN43 5DA e-mail: darren@warwickbaker.co.uk Tel: 01273 454234**