

Warwick BAKER

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ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

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

A CHOICE OF TWO LOCK UP SHOPS TO LET



29 & 31 HIGH STREET, SHOREHAM BY SEA, WEST SUSSEX

Location

Situated in the busy High Street (A259 Coast Road). The High Street forms part of the main commercial area with its banks, multiple stores including Boots, Co-Op, The Original Factory Shop, and Post Office and main line railway station.

Bus services (approx. every 30 minutes) to Brighton and Worthing past the door.



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.



Lock-Up Shop 29 High Street

Ground Floor Shop 4.88m (wide) x 4.16m (depth) in all approx: 20 sq.m (215 sq.ft) +

Rear Store/Office 5.00m max (depth) 12.11 sq.m (130sq.ft)

Rent: £480 per calendar month exclusive

Lease: To Let on a new full repairing and insuring lease. Both short to long term leases are available to suit tenants requirements. Upward only rent reviews due at 4 yearly intervals (dependent upon the lease term)

Business Rates:

Rateable Value :£5,500

National Non Domestic Multiplier: 0.433 pence in the £
Small Business Rate Multiplier: 0.426 pence in the £

Rates Payable: £2,381.50 based on the national non domestic rate. An occupier may be eligible to small business rate multiplier and small business relief. Prospective tenants are advised to make their own enquiries to confirm their rates liability by telephoning Adur District Council Business Rates Department on (01273) 263000

Legal Fees: The ingoing tenant will be responsible for contributing £500+VAT towards the Landlords fees in drafting the lease

Lock-Up Shop 31 High Street

Ground Floor Shop 4.73m (wide) x 5m (depth) in all approx: 23.65 sq.m (253 sq.ft)

Rear Store/Office: 2.92m (wide) x 3.78m (depth) in all approx: 11 sq.m (118 sq.ft)

Rent: £570 per calendar month exclusive

Lease: To Let on a new full repairing and insuring lease. Both short to long term leases are available to suit tenants requirements. Upward only rent reviews due at 4 yearly intervals (dependent upon the lease term)

Business Rates:

Rateable Value: £5,000

National Non Domestic Multiplier: 0.433 pence in the £
Small Business Rate Multiplier: 0.426 pence in the £

Rates Payable: £2,165 based on the national non domestic rate. An occupier may be eligible to small business rate multiplier and small business relief. Prospective tenants are advised to make their own enquiries to confirm their rates liability by telephoning Adur District Council Business Rates Department on (01273) 263000

Legal Fees: The ingoing tenant will be responsible for contributing £500+VAT towards the Landlords fees in drafting the lease

**Viewing through Sole Letting Agent Warwick Baker, 10 High Street,
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