

**FREEHOLD FOR SALE
LOCK UP SHOP/RESTAURANT
OR TO LET**



**6-8 HIGH STREET
SHOREHAM BY SEA**

* Located in the Busy Thoroughfare Area of Shoreham *

* New Lease Available *

* May Suit Other Uses (Subject to the Necessary Consents) *

RENT O.I.R.O £38,000 PAX

6-8 High Street, Shoreham By Sea

(All measurements are approximate)

The Premises Briefly Comprises of:

Location:

The premises are situated in the High Street (A259) which is a major thoroughfare adjacent to East Street 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 and the Co-op with Marks & Spencer, Tesco and Homebase on the outskirts of the town.

Description:

The building comprises of a large fronted shop with two large display windows and central door with storage to the rear.

Shop with Rear Storage:

Retail Sales Area in all approx 175m² (1877 sqft)

Total Floor area in all approx 243m² (2615 sqft) Net Internal

Lease: To let on a new full insuring and repairing lease for a term to be agreed.

Rent: O.I.R.O £38,000.00 per annum (thirty eight thousand pounds) exclusive.

Freehold: Alternatively, offers are invited in the region of £450,000 for the freehold with vacant possession.

Legal Costs: The ingoing tenant will contribute the sum of £750+Vat towards the Landlord's Legal fees in this matter

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

Rateable Value: £21,500

Rates payable April 08-March 09: £9,933

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 0.462p in the pound. A tenant may be eligible for Small Business Relief which would reduce the rate in the pound to 0.458p equating to £9,847 for the year.

**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**