



ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

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

A1 Retail Unit/ A2 Office TO LET



9 Brunswick Road
Shoreham – By – Sea

- * Located in the Prominent Area of Shoreham Town Centre *
- * Opposite Truffles & Adjacent to Main Post Office *
- * New Lease Available *

Commencing Rent £600 pcmx

9 Brunswick Road, Shoreham By Sea

(All measurements are approximate)

Location:

Situated in the main shopping thoroughfare of Brunswick Road, close to the main Post Office and close to many multiple and local retailers including Truffles and Lloyds Bank. Shoreham mainline railway station is approximately 100 metres away.

Shoreham is conveniently situated on the South Coast adjacent to the River Adur between (Brighton 7 miles to the East) and Worthing (about 5 miles to the West). 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). Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks & Spencer, Tesco and Homebase on the outskirts of the town. There are schools for all ages and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

Description:

The building comprises of a single fronted shop unit with recessed doorway and good window display. Rear office with kitchen off & W.C / WHB

Ground Floor

Sale area:	135 sq ft	12.61 sq m
Rear office:	108 sq ft	10.82 sq m

Lease: The premises are available on a new full insuring and repairing lease for a term to be agreed.

Rent: The rent has been phased to assist the ingoing tenant as follows:

Year 1: £600 per calendar month exclusive.
Year 2-4 : £650 per calendar month exclusive

Deposit: £1,800

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: £2,750.00

Rates in the £1: 0.433p

Rates payable April 11 - March 12: £1,190.75 (please note that the tenant may be eligible to claim a rate holiday in this financial year. Enquiries should be made with the local rating department at Adur District Council on (01273) 263000 in order to obtain written confirmation of your rates liability prior to completing the lease.

**Viewing through Sole Letting Agent Warwick Baker, 10 High Street, Shoreham-By-Sea,
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