



ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

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

## TOWN HALL CHAMBERS OFFICES TO LET



### HIGH STREET SHOREHAM-BY-SEA, WEST SUSSEX

The office is located within this Grade 2 listed building located mid way along the South side of Shoreham High Street. There are regular bus services that stop close by and the main line railway station is within approximately ½ mile. All other amenities are close to hand.

	<b>Ground Floor</b>	<b>Rates (per week)</b>	<b>Rent (per week)</b>
<b>OFFICE 1</b>	10' 9" x 13' 8" (3.34m x 4.21m) in all 150 sq.ft.(14 sq.m)	RV £1,500 Pay approx £6.14 p.w*	<b>£45</b>
<b>OFFICE 2 (Own Front Door)</b>	17' x 13' 8" (5.2m x 4.2m) in all 236 sq. ft. (21.94 sq.m)	RV £2,000 Pay approx £8.19 p.w*	<b>£70</b>
	<b>1<sup>st</sup> Floor</b>		
<b>OFFICE 3</b>	LET	LET	<b>LET</b>
<b>OFFICE 4</b>	14'6" x 11'8" (4.47m x 3.62m). In all 175 sq.ft (21.94sq.m)	RV £1,600 Pay approx £6.55 p.w*	<b>£52</b>
	<b>2<sup>nd</sup> Floor</b>		
<b>OFFICE 5</b>	14' 6" x 17' 8" (4.46m x 5.44m). In all 261 sq.ft (24.26 sq.m)	RV £1,625 Pay approx £6.65 p.w*	<b>LET</b>
<b>Central Office</b>	24' 5" x 10' 3" (7.44m x 3.12m). Plus Storage Area In all 273 sq.ft (25.33 sq.m)	RV £1,675 Pay approx £6.86 p.w*	<b>£79</b>
	<b>3<sup>rd</sup> Floor</b>		
<b>OFFICE 6</b>	14' 6" x 17' 8" (4.46m x 5.44m). In all 260 sq.ft (24.21 sq.m)	RV £1,190 Pay approx £4.87 p.w*	<b>£77</b>

**LEASE:** The office is available to rent short /medium/ long term by way of either a Tenancy at Will or Lease.

**RATE:** The weekly business rates quoted above are based on the April 2011 – March 2012 rates payable (\*assuming small business relief of 42.6p in the £1 plus a further 50% discount. Please note that individual tenants must apply directly to the business rates department to receive this benefit). If you occupy more than one premises this concession may be lost. We would recommend prior to entering into a formal agreement that any interested party obtain written confirmation from the Business Rates Department at Adur District Council (01273) 263000. Please note that the Council collect Business Rates monthly not weekly!

**RENT:** The above rents will be collected monthly in advance by standing order

**DEPOSIT:** Occupation under a Tenancy At Will will require a deposit equivalent to 6 weeks rent. Tenants occupying under a Lease will be required to pay a deposit equivalent to a quarters rent.

**ADMINISTRATION FEE:** The ingoing Tenant will be responsible to pay an administration fee of £350 + VAT

**NB\*** All rents are inclusive i.e. maintenance of building, water rates, insurance, heat and light, hot water and cleaning of common ways, but exclude business rates.

Viewing through Sole Agent Warwick Baker Estate Agents, 10 High Street, Shoreham-By-Sea, West Sussex BN43 5DA [www.warwickbaker.co.uk](http://www.warwickbaker.co.uk) email: [darren@warwickbaker.co.uk](mailto:darren@warwickbaker.co.uk)