

Warwick **BAKER**

ESTATE AGENT

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ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS
10 High Street • Shoreham-By-Sea • West Sussex • BN43 5DA

TOWN HALL CHAMBERS EAST SUITE OFFICE TO LET 84 SQ M (900 SQ.FT)



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 1/2 mile. All other amenities are close to hand.



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.



Town Hall Chambers, High Street Shoreham

(all measurements are approximate)

This 2nd Floor Office briefly comprises:

OFFICE:

In all approx. 83.7 m² (900 sq.ft)

Complete with Mezzanine floor.

Shared use of Kitchen/W.C

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

RATEABLE VALUE: £3,950

RATES PAYABLE APRIL 10-MARCH 11: £1,710.35

N.B We would recommend any interesting party to seek written confirmation prior to proceeding with a tenancy. The rates payable as quoted above is based at the standard rate of 0.433p in the pound. An occupier may be eligible for Small Business Relief which would reduce the rate in the pound to 0.426p equating to £1,682.70 for the year. A further discount of up to 50% is available for eligible tenants You can obtain written confirmation from the Business Rates Department at Adur District Council on (01273) 263000.

RENT: £12,000 per annum exclusive

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 email: darren@warwickbaker.co.uk