

*Warwick* **BAKER**

**ESTATE AGENT**

Tel: (01273) 454234

E-mail: [mail@warwickbaker.co.uk](mailto:mail@warwickbaker.co.uk) • Web: [www.warwickbaker.co.uk](http://www.warwickbaker.co.uk)



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

## **WAREHOUSE (B&S USE)**

### **TO LET**

### **(6 - 8 MONTHS)**

**2,165M<sup>2</sup> (23,000 SQ.FT) UNIT ON A SITE OF  
APPROXIMATELY 0.55 HECTARES (1.35 ACRES)**



**79-81 BRIGHTON ROAD  
SHOREHAM BY SEA BN43 6RE**

The site is conveniently located just off the A259 Brighton Road, Shoreham By Sea by east of the town centre.

Shoreham is approximately 7 miles west of Brighton and 5 miles east of Worthing. London is approximately 55 miles and can be reached on the train in just over an hour from Shoreham mainline railway station.



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.



The Premises briefly comprise of:

All Measurements are approximate

### **DESCRIPTION**

The premises are scheduled for redevelopment within the next 6 – 8 months. Therefore the premises are only available on a short term lease.

**LEASE:** To be let on a short term lease of 6-8 months

**RENT:** £2,500 per Calendar Month Exclusive

**BUSINESS RATES:** We have been orally informed by the local rating authority that the rates payable are as follows. We would however recommend that any interested party obtain written confirmation prior to proceeding.

**RATEABLE VALUE: £108,000**

**RATES IN THE £: 0.433 pence**

**RATES PAYABLE (April 2011 / March 2012): £46,764**

### **LEGAL FEES**

The ingoing tenant will be responsible for contributing towards the Landlord's reasonable legal fees in this matter.

### **VIEWINGS**

**Strictly by appointment with Sole Agent Warwick Baker, Estate Agents of 10 High Street, Shoreham by Sea, West Sussex, BN43 5DA Tel: 01273 454234 [darren@warwickbaker.co.uk](mailto:darren@warwickbaker.co.uk)**