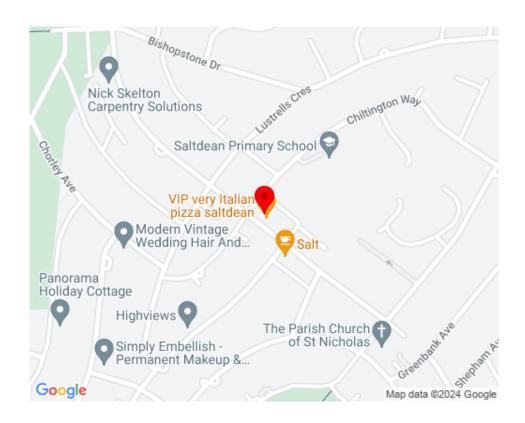


gravesjenkins.com



LOCATION



Located on the northern side of a bustling residential parade of shops in the heart of Saltdean, this property has close proximity to several established businesses, including a VIP pizza restaurant, an NHS pharmacy, a Co-Op convenience store, and Domino's. Positioned directly across the street is a free parking area, while the surrounding area is populated by residents. Conveniently, the A259 coast road provides straightforward access to Brighton in the west and Newhaven in the east.

Description

A ground floor commercial unit, virtually open plan with modern amenities and small enclosed rear courtyard to rear. Good public transport links and easy free car parking closeby.

Key Features

- Flexible leasing terms
- New lease
- Busy residential parade
- Easy access to A259

Accommodation

White plastic double glazed shopfront.

The Ground Floor is arranged as follows:

• Internal Width (Max): 17'5"

• Internal Depth (Max): 28'9"

Total Accommodation (NIA) – 460 sq ft (43 m2)

Amenities

- Durable laminate flooring in lobby
- Carpet in both front and rear offices
- Abundant plug sockets for convenience
- Galley Kitchen with floor and wall cabinets
- Recessed track/spotlight lighting

- Useful storage cupboard
- WC facility
- Free parking opposite

Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £12,500 per annum, exclusive.

Freehold

The freehold interest may be available with vacant possession of the ground floor commercial and with an income of £1,000pcm for the two bedroom flat over.

Large rear yard with rear access currently let with small income but may have future development opportunities.

Rent Review

By negotiation.

Repairing Liability

Internal Repairing & Insuring.

Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value: £4,950.00
- Rates Payable:
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief.

VAT

VAT will not be payable on the terms quoted.

Legal & Professional Fees

Each party is to pay their own legal costs incurred.

Viewing Arrangements

Strictly via prior appointment through joint sole agent Graves Jenkins (t: 01273 701070).

























Toby Graves

01273 701070 07818 569243 toby@gravesjenkins.com



Oli Graves

01273 701070 07435 099764 oli@gravesjenkins.com



BRIGHTON OFFICE

Coach House 26 Marlborough Place Brighton East Sussex BN1 1UB