



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



63 Lustrells Vale, Saltdean, East Sussex, BN2 8FA

TO LET OR FOR SALE: OFFICE / RETAIL WITHIN A BUSY RESIDENTIAL PARADE

# 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).









GET IN TOUCH  
gravesjenkins.com



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