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The Chapel, 29 Park Road, Rottingdean,  
Brighton, BN2 7HL  
TO LET: UNIQUE LOCK-UP SHOP IN ROTTINGDEAN

# LOCATION



Park Road connects Rottingdean High Street with the A259 Marine Drive and is primarily a residential area, featuring a community centre hall opposite. The A259 coast road provides convenient access to Brighton, approximately 4 miles to the west, and Eastbourne to the east.

'The Chapel' is situated less than 20 meters from the main High Street and is within easy walking distance of Rottingdean seafront and various independent shops. The area also hosts several well-known tenants, including estate agents Fox & Sons and Mishon Mackay, as well as nationally recognized grocery stores Budgens and Tesco Express, with a large car park facing the coast road.

The premises sits adjacent to the former St Aubyns preparatory school, now transformed into Rottingdean Villages, an exciting new development of 1, 2, 3, and 4-bedroom homes opening in 2024. Additionally, it is a 5-minute walk from the newly renovated White Horses Hotel, thoughtfully designed with 32 guest rooms and suites.

## Description

Previously occupied by an Art, Antiques and Collectables user, the well-presented, open plan ground floor premises with a pitched tiled roof is suitable for a variety of tenants.

Now available for a term no greater than three years, and ready for immediate occupation.

## Key Features

- Lock-up shop with character shopfront
- Well presented and open plan layout
- Eligible for small business rates relief
- New lease available and ready for immediate occupation

## Accommodation

The ground-floor lock-up shop is arranged as follows:

- Internal Width (Max): 19' narrowing to 17'4" at the rear
- Internal Depth (Max): 33'9"
- Floor-to-ceiling: 12'4"

**Total Accommodation (NIA): 625 sq ft (58 m2)**

Noteworthy features include a character shopfront, single phase electric power with new wiring, central heating provided by a gas boiler, installed NACOSS approved security system, a rear WC and storage facility, and potential benefit from 100% Small Business Rates Relief (SBRR).

## Lease

A new lease is available for a term no greater than three years.

Guide Rent - £15,000 per annum exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Internal Repairing and Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Shop & premises
- Rateable Value: £10,000



- Rates Payable:
- Valid from 1 April 2023 to present

Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

## VAT

VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).







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