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55 High Street, Rottingdean, Brighton, BN2 7HE  
TO LET: CHARMING HIGH STREET PREMISES IN COASTAL ROTTINGDEAN

# LOCATION



The property is situated on the western side of the High Street in the charming coastal town of Rottingdean. Predominantly a residential area, Rottingdean offers a vibrant mix of local, national, and independent businesses, including popular public houses, estate agents Fox & Sons and Mishon Mackay, as well as nationally recognized grocery stores Budgens and Tesco Express who benefit from a large car park conveniently located opposite the coast road.

The area has seen significant recent development, including the transformation of the former St Aubyns Preparatory School into the new Rottingdean Villages to the south. Just a 5-minute walk away is the newly renovated White Horses Hotel, offering 32 thoughtfully designed guest rooms and suites, further adding to the town's appeal.

Rottingdean benefits from excellent transport links via the A259 coast road, providing easy access to Brighton, approximately 4 miles to the west, and Eastbourne to the east.

## Description

Former Lloyds Bank Ground Floor premises located on the ground floor of an attractive character building, featuring an impressive central entrance and elegant double sash windows. The interior layout is predominantly open-plan, offering a spacious and flexible configuration.

The property benefits from a recently installed extraction system (removable at the landlord's discretion), a fitted WC facility, and a convenient rear parking space (available for an additional £1,000 per annum).

## Key Features

- Prime High Street Location in Coastal Rottingdean
- Charming Character Building
- Tailored Fit-Out Opportunities with Key Features
- Excellent Transport Links and Vibrant Local Community

## Accommodation

The Ground Floor is arranged as follows:

Main Trading/Sales Area – 546 sq ft (50.7 m2)

- Internal Width (Max): 22'10"
- Internal Depth (Max): 25'9"

Side Office/Kitchen Area – 144 sq ft (13.4 m2)

- Internal Width (Max): 12'
- Internal Depth (Max): 11'11"

**Total Accommodation (NIA): 690 sq ft (64.1 m2)** - plus a WC / Boiler Room (113 sq ft / 10.5 m2).

Presented in a near 'shell' condition, the premises provide a blank canvas for a tailored tenant fit-out. The landlord is open to offering a significant rent-free period, subject to the tenant's covenant strength and proposed lease terms.

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £16,000 per annum exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Full Repairing and Insuring via a service charge contribution.

## Business Rates

Billing Authority: Brighton & Hove

To be reassessed.



## VAT

VAT may 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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