



## SEAFRONT DEVELOPMENT OPPORTUNITY

- Planning Permission Granted for Three Self-Contained dwellings and a Class E Unit (BH2023/02158)
- Offered with Vacant Possession
- Adjacent to Tesco and Rottingdean Car Park
- Direct Sea Views

Interested in this property? Please contact us on 01903 792785

# 2-4 WEST STREET, ROTTINGDEAN, BRIGHTON, EAST SUSSEX, BN2 7HP

## Location

Situated in Rottingdean, which is a popular and coastal village located approximately four miles to the East of Brighton. Bordering Ovingdean, Saltdean and Woodingdean, this Historic village is a busy tourist location and is situated just meters away from the busy A259 coast Road. Popular occupiers in the village include Tesco Express, Co-Op and Costa Coffee, together with numerous independent retailers and eateries.

The premises can be found on Google Maps by typing in the following postcode BN2 7HP.

## Description

The property was recently let to Rottingdean Pharmacy, who have now vacated, therefore, vacant possession will be offered. Planning permission was granted in July 2023, under consent BH2023/02158 for the demolition of existing building and construction of a new, two-storey mixed-use development, comprising a new ground floor retail unit (Use class E) and three self-contained dwellings. In addition, the premises may be suitable to owner occupiers.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>1,110</b>	<b>103.12</b>

## Tenure

Freehold for sale

## Price

Offers are invited in the region of £500,000 for the freehold interest.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £15,750. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £7859.25.

## EPC

The property has an EPC rating of B - 47.

## VAT

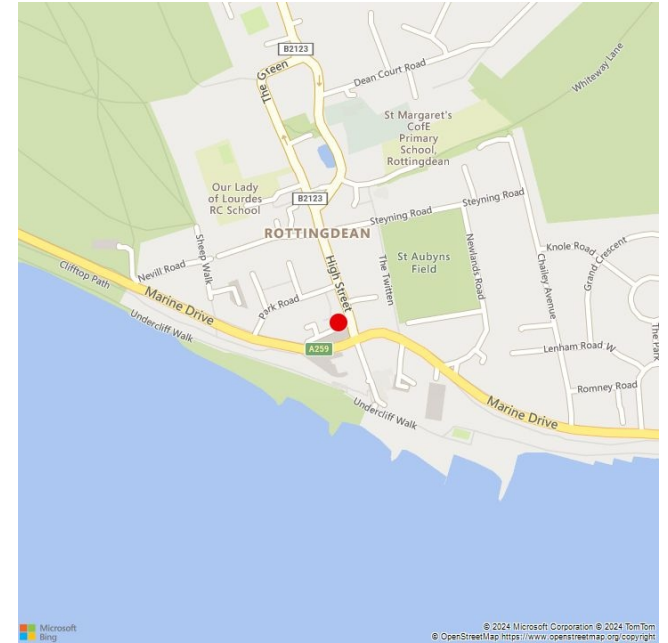
We are informed that VAT is applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted. Planning consent has been granted - BH2023/02158 for the demolition of existing building and construction of a new, two-storey mixed-use development, comprising a new ground floor retail unit (Use class E) and three self-contained dwellings.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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