



PRIME LOCK-UP SHOP TO LET

- Prime Thoroughfare
- Popular Historic Village
- 100% Rate Relief (STS)

Interested in this property? Please contact us on 01903 792785

100 HIGH STREET, ROTTINGDEAN, BRIGHTON, EAST SUSSEX, BN2 7HF

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.

Description

This well presented ground floor premises is situated on popular High Street, Rottingdean and comprises shared entrance with private entry door, shop front, open plan retail/office area, a further rear office area and WC.

The property would suit a variety of different occupiers (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	356	33.07

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £15,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6200. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2920.20. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of D - 83.

VAT

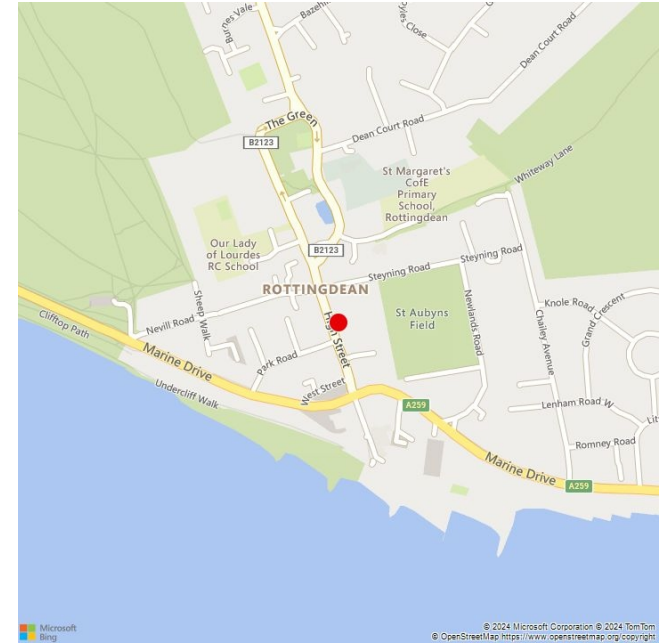
We are informed that VAT is applicable on the terms quoted.

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.

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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