

TO LET

70 HIGH STREET SHOREHAM BY SEA

The Premises are located on the north side of Shoreham High Street (A259) close to The Original Factory Store, Boots, Ladbroke's, Co-Op amongst many other local retailers. The current use has been as a recruitment agency but would suit a variety of other uses falling under Class E on The Town & Country Use Classes Order

(All measurements are approximate)

The premises briefly comprise:

FASCIA FRONTAGE 14' (4.26m)

FRONTAGE 10' (3.0m)

SHOP/OFFICE in all approx. 577 sq.ft (54sq.m)

WC, Kitchenette

Small rear yard

RATEABLE VALUE: £10,500

LEASE

To let on a new Full Repairing and Insuring Lease for a term to be agreed

RENT £14,000 pax subject to review at appropriate intervals

DEPOSIT £3,500

LEGAL FEES

The ingoing tenant will be responsible for contributing the sum of £650 plus VAT towards the Landlord's legal fees in this matter.

VIEWING

Strictly by appointment with Sole Agent Warwick Baker, Estate Agents of 10 High Street, Shoreham by Sea, West Sussex, BN43 5DA Tel: 01273 454234