



CARR & PRIDDLE

01273 208010

## FORMER A2 BANK PREMISES TO LET (ALTERNATIVE USES POSSIBLE STP) 55 High Street, Rottingdean BN2 7JH

### LOCATION:

This imposing property is situated on the western side of High Street, Rottingdean, a picturesque coastal village to the east of Brighton city centre (3.9 miles via A259). The village is steeped in history with former residents including Rudyard Kipling whilst the village has previously been a popular destination for the likes of Bette Davis & Cary Grant during the 1930's and 1940's.

### DESCRIPTION:

Ground floor A2 premises that previously traded as Lloyds Bank.

### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Shop Depth	50'	15.24 m
Shop Width	30'3"	9.22 m
Sales Area	542 to 1,000 sq ft	50.3 to 92.9 sq m

### LEASE:

Available by way of a new effective full repairing & insuring Lease on terms to be agreed.

### RENT:

On application. Exclusive of rates, VAT and all other outgoings.

### RATES:

To be reassessed on occupation.



### ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0710-0535-2169-7722-8002

The energy efficiency rating for this property is C75

A full copy of the EPC can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

### LEGAL COSTS:

Each party to be responsible for their own legal costs.

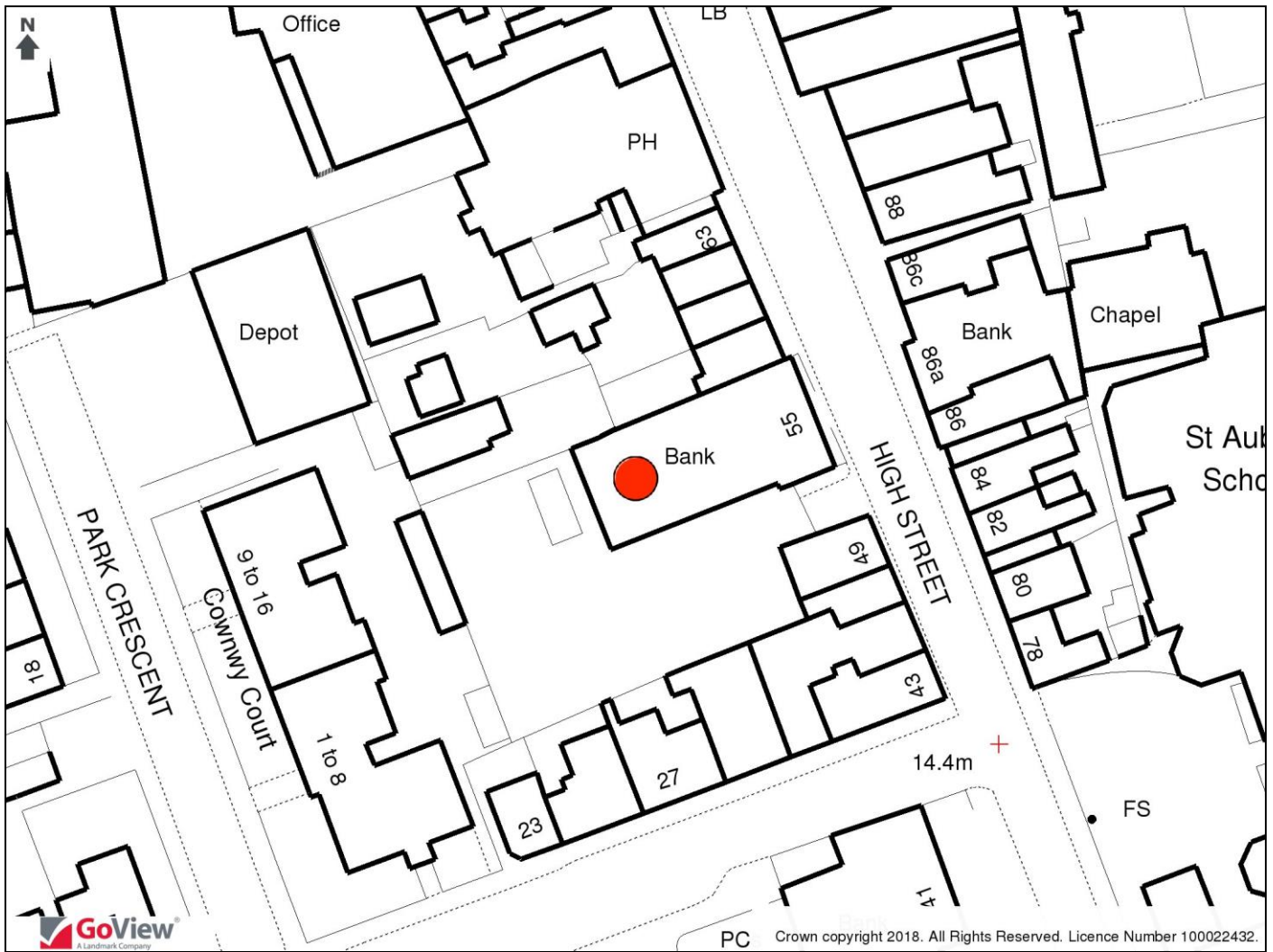
### VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

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