



CARR & PRIDDLE

01273 208010

## RECENTLY REFURBISHED SHOP TO LET – NEW LEASE

### Southern Shop, 100 High Street, Rottingdean BN2 7HF

#### LOCATION:

The subject property is situated in the highly desirable and picturesque village of Rottingdean just outside of Brighton on the Sussex coast. Other commercial occupiers in the village include Tesco Express, Costa Coffee and The Co-Op as well as a number of independent traders including antique shops, restaurants and clothing boutiques.

#### DESCRIPTION:

Ground floor lock-up shop accessed via a shared lobby with a WC to the rear. The property has recently been refurbished and benefits from laminate wood flooring.

#### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Net Frontage	9'11"	3.02 m
Shop Width	12'10"	3.91 m
Built Depth	30'4"	9.24 m
Ground Floor	294 sq ft	27.31 sq m

#### LEASEHOLD:

A new Lease will be available on effective full repairing & insuring terms by way of service charge for a minimum period of 3 years.

#### RENT:

£11,000 per annum exclusive of rates, VAT and all other outgoings.

#### SERVICE CHARGE:

Current year. £575 approx.



#### RATES:

**Rateable Value:** £5,700 UBR 48.0p (April 2018/2019).  
Small Business Multiplier

#### ENERGY PERFORMANCE CERTIFICATE:

**Certificate Reference Number:** 0250-9942-0377-9910-0074

The energy efficiency rating for this property is D 90.

A full copy of the EPC can be viewed at:

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

#### LEGAL COSTS:

The incoming tenant will be responsible for the Landlord's legal costs in respect of the transaction.

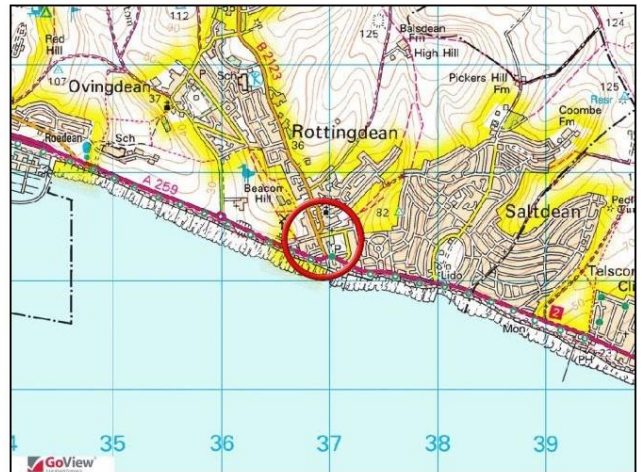
#### VIEWING:

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

PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

34 Ship Street Brighton  
East Sussex BN1 1AD  
info@carrpriddle.co.uk  
www.carrpriddle.co.uk  
Fax: 01273 202674

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