



47 High Street
Rottingdean, East Sussex BN2 7HE

TO LET

RETAIL / OFFICE PREMISES

Ground floor - 242 sq ft / 22.48 sq m

First floor - 198 sq ft / 18.39 sq m

Total - 440 sq ft 40.87 sq m

Key Features:

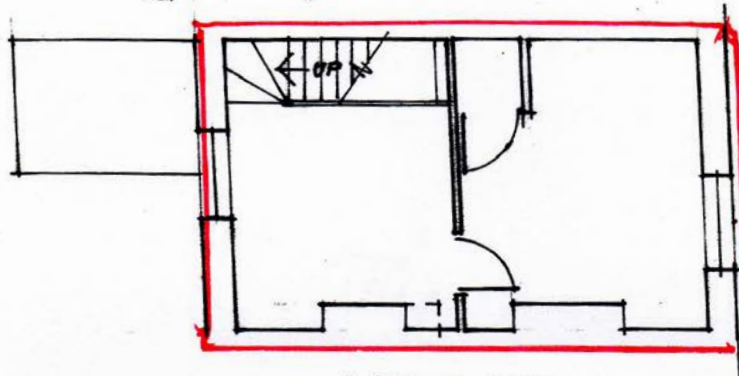
- Immediately available
- Located in a popular coastal village
- Arranged over ground and first floor
- Suitable for a variety of uses (STP)
- Gas central heating
- Rent £10,000 per annum



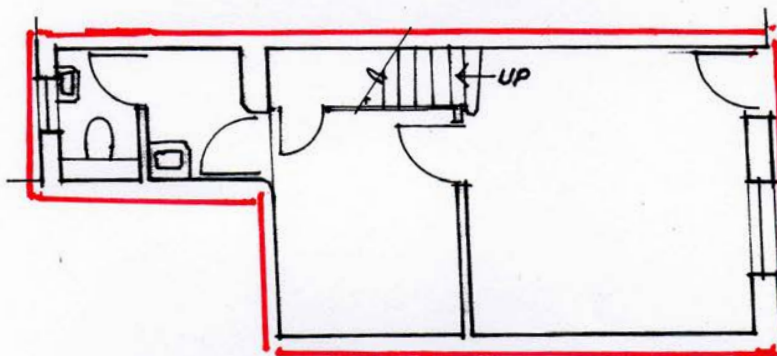


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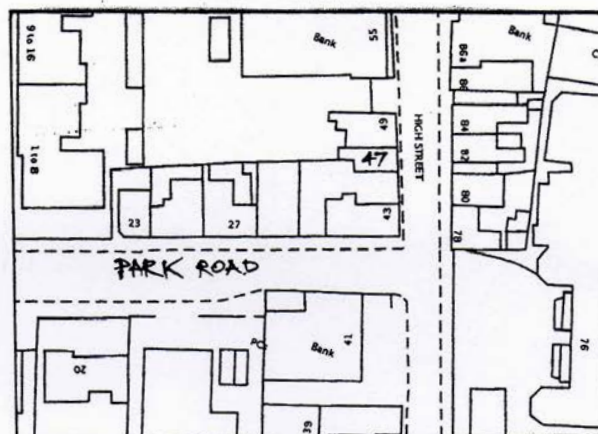
FLOOR PLANS



First Floor - 1:100



Ground Floor - 1:100



Location Plan - 1:1250





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Location

The property is located in the centre of the historic village of Rottingdean, which is situated approximately 3 miles east of Brighton. The high street benefits from a mixture of both local independent and national occupiers.

what3words: custard.footpath.shampoos

Accommodation

The subject premises is situated on an attractive mid terrace building arranged over the ground and first floors with a WC. The property also benefits from gas central heating.

We have measured the existing accommodation to have the following approximate net internal floor areas:

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	242 sq ft	22.48 sq m
First	198 sq ft	18.39 sq m
Total	440 sq ft	40.87 sq m

EPC

We are advised that this property is Grade II listed and is therefore exempt from the provision of an EPC.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

We understand the property is grade II listed.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rent of £10,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £5,900.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com

Will Thomas

w.thomas@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH