



2 Tarmount Lane  
Shoreham, West Sussex BN43 6DA

**TO LET**

## CAFE TO LET IN SHOREHAM

Ground floor 926 sq ft / 86.01 sq m

### Key Features:

- Located in central Shoreham
- Café with extraction in place
- Allocated outside seating
- Close to Post Office and Train Station
- Offered by way of new lease
- Rent £21,500 per annum







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## Location

The property is situated central to Shoreham with Shoreham Train Station located within a 3 minute walk to the north.

The property is well served by a diverse array of local amenities including shops, restaurants and numerous bus services.

Location pin (what3words) : cooked.winks.elite  
<https://what3words.com/cooked.winks.elite>

## Accommodation

The premises is currently arranged as ground floor café with kitchen, separate WCs and staff room, but other uses will also be considered.

There is also an allocated outside area within a courtyard to the rear that can be used for additional seating.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	926 sq ft	86.01 sq m

## EPC

We understand the property to have an EPC rating of C(28).

## 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.

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

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £21,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2023): £7,500

## VAT & Legal Fees

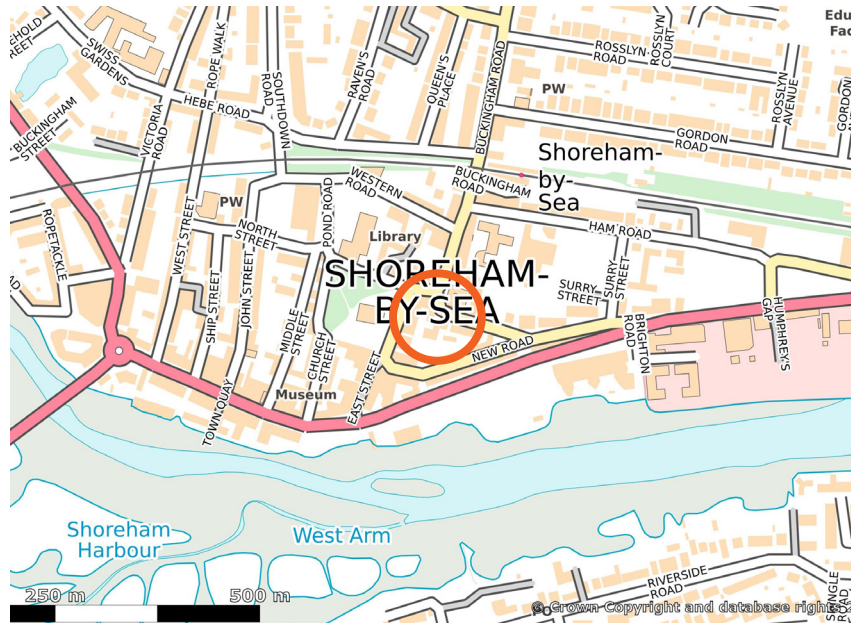
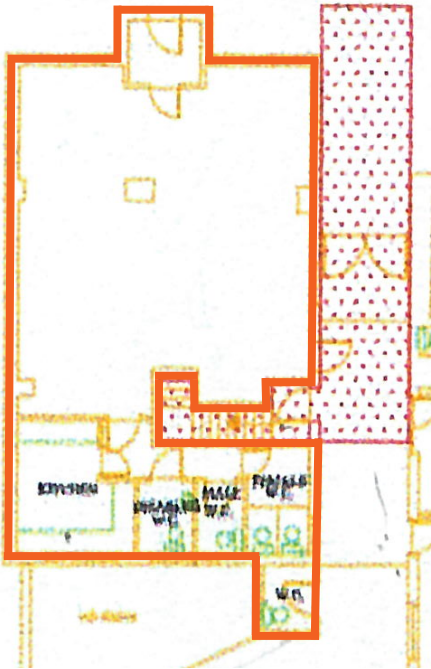
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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## FLOOR PLANS



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:

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**Flude**  
PROPERTY CONSULTANTS

