



81-83 South Coast Road
Peacehaven BN10 8QS

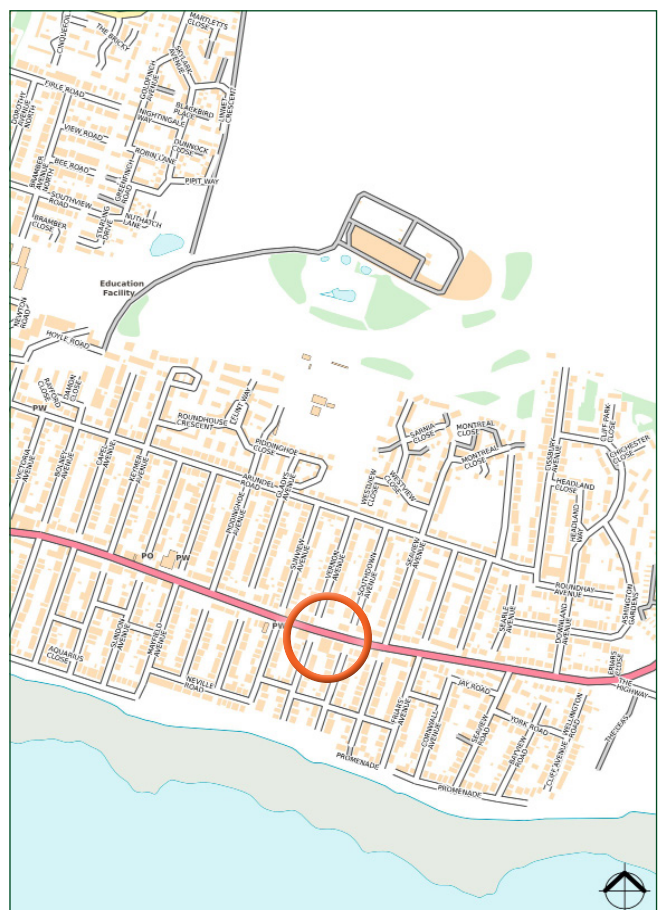
TO LET / FOR SALE

NEW CLASS E UNIT UNDER CONSTRUCTION

131.08 SQM (1,411 SQ FT)

Key Features:

- Prominent road side location
- Situated in a busy pedestrian & vehicular thoroughfare
- Suitable for a variety of uses STP
- Excellent local amenities
- To Let / For Sale





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Location

The property is situated on the southern side of the busy A259 South Coast Road in Peacehaven. The main commercial retail thoroughfare in Peacehaven on the South Coast is about a mile to the east and include a Sainsbury's convenience store, Nationwide, numerous estate agents and other local based businesses and amenities serving the surrounding area.

Peacehaven is approximately 6 miles east of Brighton city centre.

Accommodation

The property comprises a ground floor unit of a four story building.

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
Unit 1, Ground Floor	1,411	131.08

EPC

TBC

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 effective full repairing and insuring lease at a commencing rent of £23,500 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

New 999 year lease for sale with offers in the region of £240,000

Business Rates

TBC

VAT & Legal Fees

Rents and prices are quoted exclusive 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 sole agents Flude Property Consultants:

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