



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

# BUSY MAIN ROAD LOCATION LOCK-UP SHOP in all 783ft<sup>2</sup> (73.74m<sup>2</sup>) - TO LET



## UNIT 2, RIVERSIDE HOUSE, HIGH STREET, SHOREHAM-BY-SEA

Situated on a busy main road (A259) location within the High Street and close to numerous multiple and local operators including Boots, Co-op, Subway, Domino's Pizza, etc. (see location plan overleaf). The premises briefly comprise:

### Frontage 16'5 (5m)

#### **Ground Floor Shop**

width 16'8 (5.07m) overall depth 42'4 (12.9m)  
providing a sales area of 654ft<sup>2</sup> (60.75m<sup>2</sup>)

#### **Lower Ground Floor**

store room in all 129ft<sup>2</sup> (12m<sup>2</sup>)  
WC x 2

All measurements are approximate

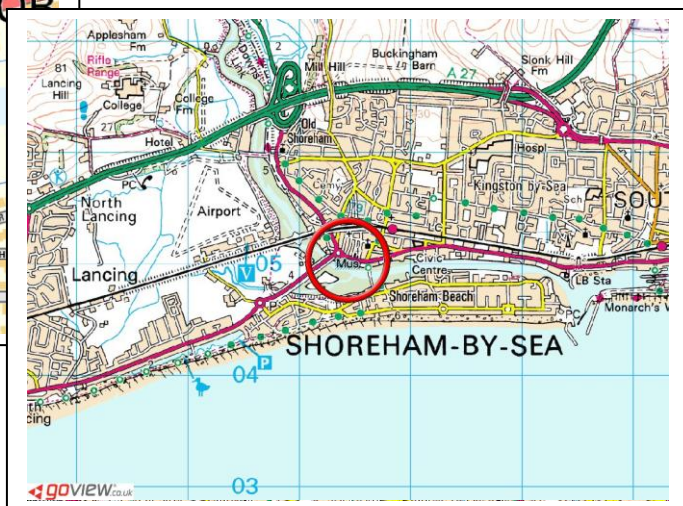
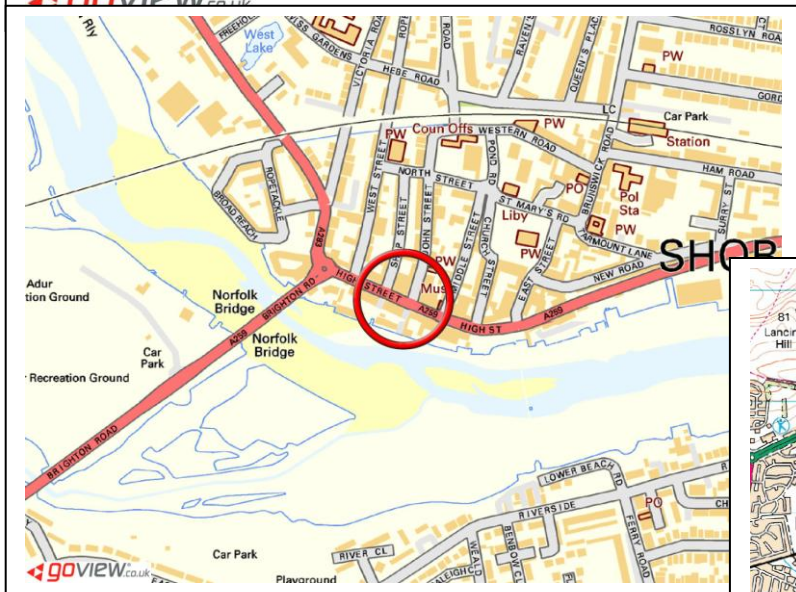
Services and amenities not tested

Rateable Value: £11,000

The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£12,500 per annum exclusive**.

## **NO PREMIUM**

Viewing by strict appointment with **SOLE LETTING AGENT, GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.





# Energy Performance Certificate

Non-Domestic Building



53 High Street  
SHOREHAM-BY-SEA  
BN43 5DE

**Certificate Reference Number:**  
0960-0036-1459-3299-1096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 87

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 92  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 83.76

## Benchmarks

Buildings similar to this one could have ratings as follows:

31

If newly built

90

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.