

LOCK-UP SHOP

393 ft² / 36.5 m²

TO LET



98 HIGH STREET

ROTTINGDEAN BN2 7HF



01273 321 123

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Location

Situated in the principal commercial thoroughfare of Rottingdean, serving the village community and surrounding residential areas of Ovingdean, Saltdean and Woodingdean. Local traders include Costa, Yorkshire Building Society and Tesco Express.

Accommodation

An opportunity to acquire this lock-up shop situated in the heart of Rottingdean High Street which would suit a variety of business users. Currently configured as open place with glass frontage, spot and track lighting and full carpeting throughout. To the rear is an office area with kitchenette and WC.

Retail area	290 ft ²	29.9 m ²
Rear area	103 ft ²	9.5 m ²
Total Floor Area	393 ft²	36.5 m²

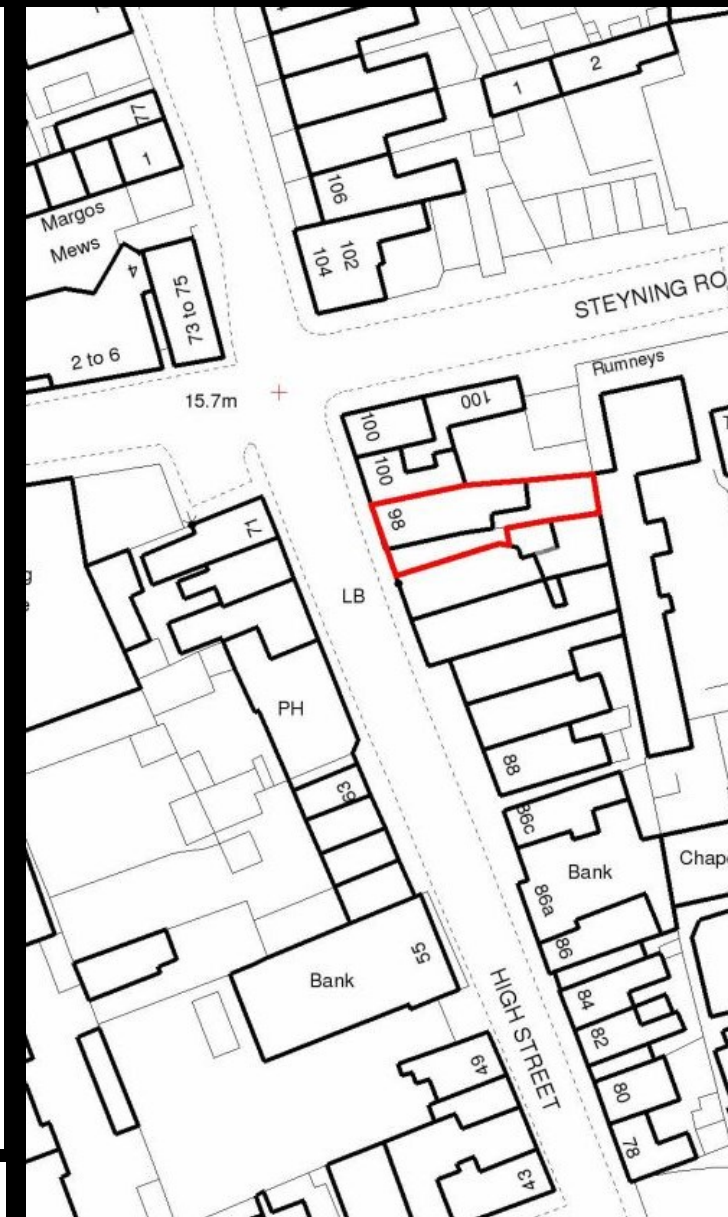
amenities & services not tested
all measurements are approximate

Terms

A new lease is available for a term to be negotiated at a commencing rental of £9,000 per annum exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees.

Rateable Value £7,800

EPC E- 105



Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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