

RETAIL UNIT

TO LET



23 LONGRIDGE AVENUE, SALTDEAN

BRIGHTON, BN2 8LG



01273 321 123

GSP.UK.COM

Location

Situated off the A259 coast road, on the west side of a busy commercial parade with both local and national covenant strength occupiers close by. Frequent bus services provide transport into central Brighton and surrounding areas as well as ample off street parking along the parade. Traders include Co-op convenience store, Lloyds pharmacy and Royal Mail Post Office.

Accommodation

An opportunity to acquire this rarely available mid-terrace E class premises which is available on the open market for the first time in 50 years and would suit a variety of occupiers. The premises is configured over ground floor with open plan sales area and rear storage space, W/C and wash basin. Rear access is also provided.

Approximate net internal floors areas are:

Ground Floor Sales Area	776 ft ²	72.1 m ²
Total Accommodation	881.4 ft²	81.9m²

Terms

A new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £12,500 per annum exclusive, subject to rent reviews at the appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £12,440

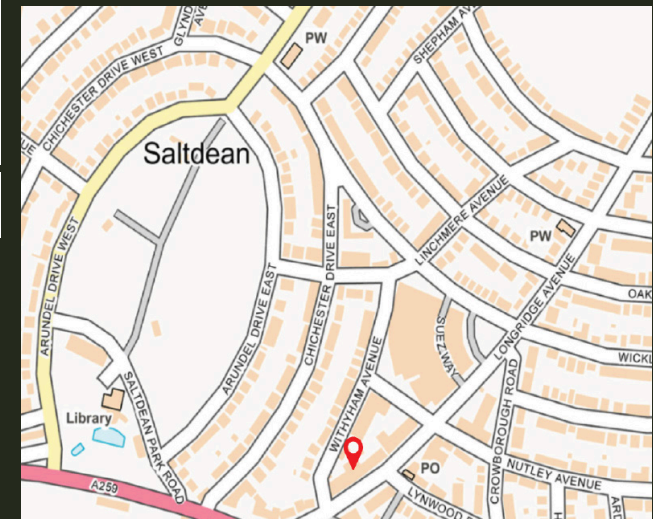
EPC D - 84

amenities and services not tested
all measurements are approximate

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



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