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

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# LOCK-UP A2 OFFICE / SHOP TO LET – NO PREMIUM



**34 EAST STREET, SHOREHAM, BN43 5ZD**

Situated in a small parade of shops, this well presented premises is within walking distance of the A259, Shoreham mainline station and the seafront (see location plan attached). The shop has been trading as a well-known estate agents office for many years. The premises briefly comprises:

**Building Frontage: 19'1 (5.8m)**  
**Display Forecourt Depth 2'1 (0.63m)**

<b>Ground Floor Office (A2/Shop)</b>	width 19'4 (5.8m), depth 24'4 (7.4m) providing an overall floor area of 470ft <sup>2</sup> (43.6m <sup>2</sup> )
<b>WC, kitchenette at rear</b>	
<b>Small yard</b>	
<b>Basement Store / Office (accessed through yard)</b>	in all 146ft <sup>2</sup> (13.5m <sup>2</sup> )
	Overall Floor Area 617ft <sup>2</sup> (57.3m <sup>2</sup> )

All measurements are approximate

Services and amenities not tested

Rateable Value: £6,200

EPC applied for

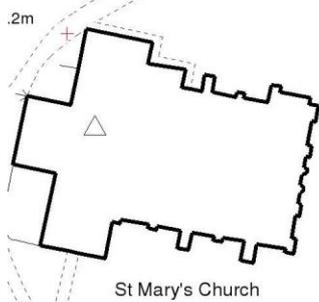
The premises are **TO LET** on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals. Offers of rental are invited in the region of **£12,500 per annum** exclusive.

## NO PREMIUM

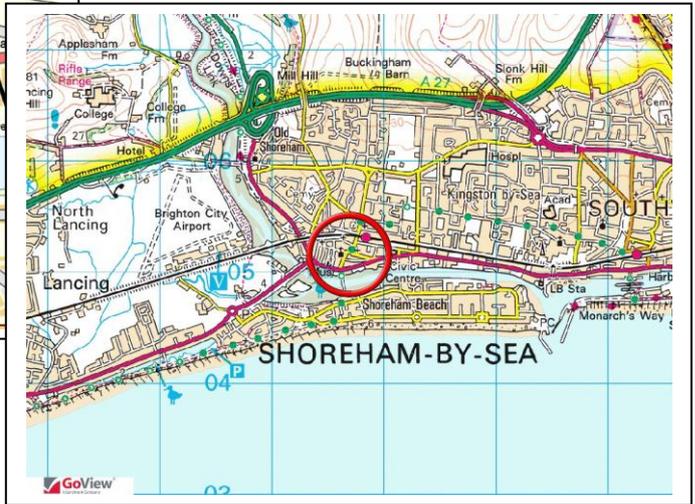
Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER LLP**



# SHOREHAM-BY-SEA



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