



Class E Shop To Let in Newhaven

13 Bridge Street
Newhaven, BN9 9PH

Retail

TO LET

505 sq ft
(46.92 sq m)

- Return frontage
- High traffic area
- Rear access
- Available for immediate occupation
- Good public transport links

13 Bridge Street, Newhaven, BN9 9PH

Summary

Available Size	505 sq ft
Rent	£7,900 per annum Subject to rent reviews at appropriate intervals
Rateable Value	£7,800
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

Situated in a prominent corner location as you enter Newhaven Town Centre, providing a good advertising opportunity for the prospective tenant. This E Class accommodation would suit a variety of commercial traders. The accommodation is configured into several smaller rooms but could be reconfigured if the tenant wishes. It is carpeted throughout and benefits from electric heaters.

Accommodation

The accommodation comprises the following areas:

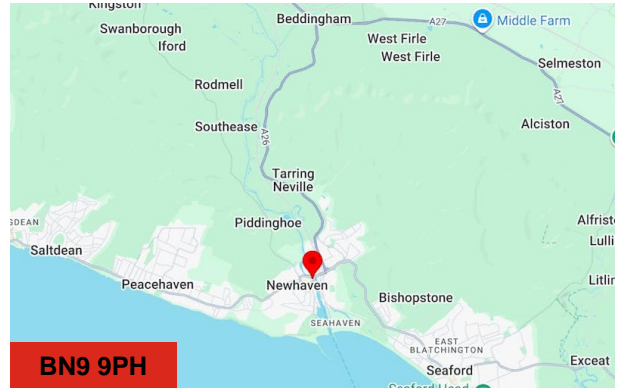
Description	sq ft	sq m
Ground Floor (WC unmeasured)	505	46.92
Total	505	46.92

Location

The property occupies a prominent position along Bridge Street, with nearby occupiers including Phillip Mann Estate Agents, Tools & Tackle Fishing Shop and local restaurants. Newhaven Town Train Station is only 0.2 miles away.

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £7,900 per annum, exclusive subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.



Viewing & Further Information



James Haywood

01273 321 123

jbh@gsp.uk.com



Erin Mann

01273 321 123

em@gsp.uk.com



Chelsea Adams

01273 267 226

CA@gsp.uk.com