



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

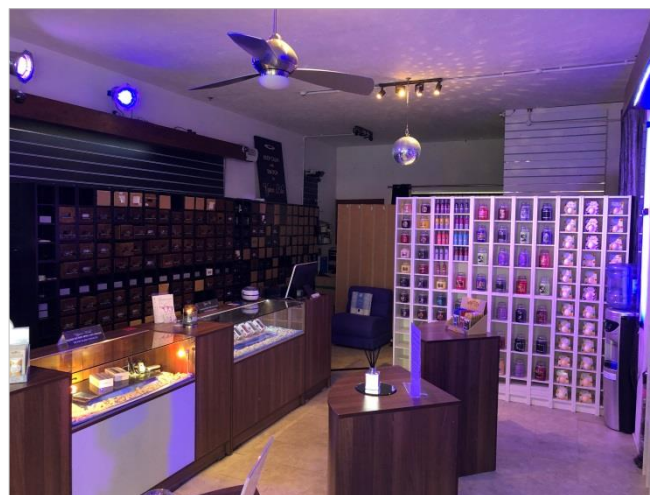
info@gsp.uk.com

www.gsp.uk.com

Commercial 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 699ft² (64.93m²) TO LET – NO PREMIUM



**Unit 6 Riverside House
61 High Street, Shoreham by Sea BN43 5DE**

Situated in this busy main road (A259) location within the High Street and close to numerous multiple and local operators including Boots, Co-op, etc. (see location plan overleaf). The premises briefly comprise:

Facia Frontage 17'2 (5.23m)

Return Facia Frontage 7' (2.13m)

Ground Floor Shop

width 17' (5.18m), depth 43'2 (13.16m) providing a sales area (including canopied entrance) of 699 ft² (64.93 m²)

Lower Ground Floor

kitchen, WC and lock-up garage accessed by internal staircase and externally via up-and-over door.

All measurements are approximate

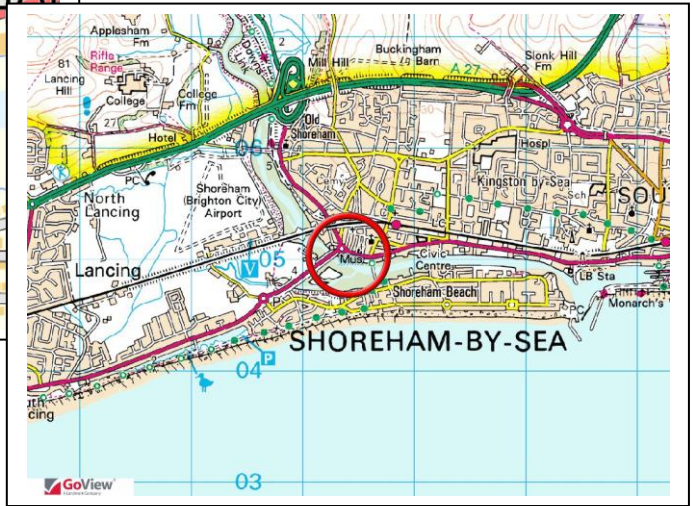
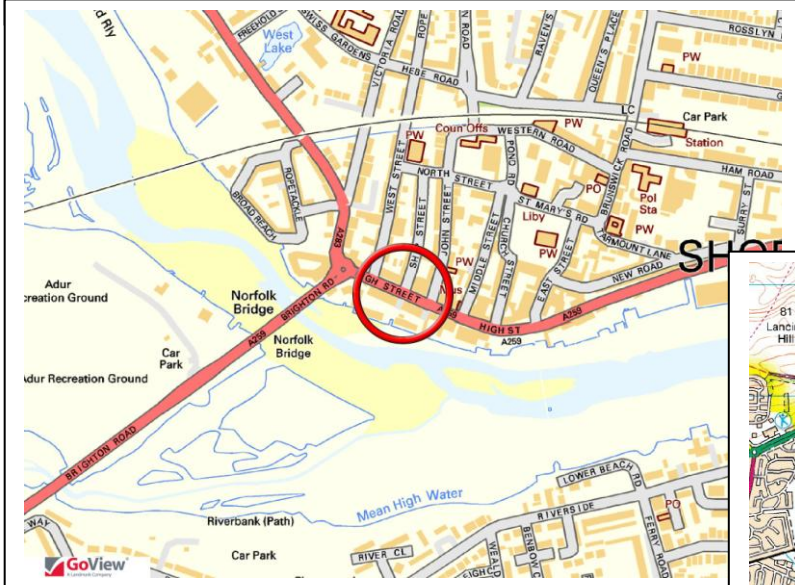
Services not tested

Rateable Value: £11,250

The premises are **TO LET** on a new lease for a term to be agreed. Offers of rental are invited in the region of **£13,750 per annum** exclusive.

NO PREMIUM

Viewing by strict appointment with SOLE LETTING AGENTS, **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



Just Ironing
61 High Street
SHOREHAM-BY-SEA
BN43 5DE

Certificate Reference Number:
0183-3022-0812-0190-0891

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **80**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	89
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

54 If typical of the existing stock