

**RETAIL UNIT**

**TO LET**



**8 LONGRIDGE AVENUE, SALTDEAN**

**BRIGHTON, BN2 8LH**



01273 321 123

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## Location

Situated off the A259 Coast Road, on the east 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 and ample parking is available along the parade. Traders include Co-op convenience store, Lloyds Pharmacy and HR Hardware.

## Accommodation

An opportunity to acquire this detached E class premises which would suit a variety of occupiers. The premises is configured over ground floor with open plan sales area and rear kitchenette and single use w/c facility. Access is also provided to a garage store and the property benefits from large glass frontage, forecourt area and parking space.

Approximate net internal floors areas are:

Ground Floor Sales Area	506 ft <sup>2</sup>	47 m <sup>2</sup>
Kitchen	60 ft <sup>2</sup>	5.5 m <sup>2</sup>
Garage	385.5 ft <sup>2</sup>	35.8 m <sup>2</sup>
<b>Total Accommodation</b>	<b>1,054.9 ft<sup>2</sup></b>	<b>98 m<sup>2</sup></b>

## Terms

The premises are held on a full repairing and insuring lease for a term of 15 years from 11th March 2016 at a passing rent of £10,500 per annum exclusive with upwards only rent reviews at every fifth anniversary. Please note, the rent review dated 11th March 2021 is currently under negotiation. Each party is to be responsible for their own legal fees.

**Rateable Value** £7,500

**EPC** C - 69

amenities and services not tested  
all measurements are approximate

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



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