

ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS

10 High Street • Shoreham-By-Sea • West Sussex • BN43 5DA

OLD TOWN HALL CHAMBERS OFFICES TO LET



HIGH STREET SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5DD

The office is located within this Grade 2 listed building located mid way along the South side of Shoreham High Street. There are regular bus services that stop close by and the main line railway station is within approximately ½ mile. All other amenities are close to hand.

Old Town Hall Chambers, High Street Shoreham (all measurements are approximate)

		Business Rates	Rent
OFFICE 1	10' 9" x 13' 8" (3.34m x 4.21m) in all 150 sq.ft.(14 sq.m)	RV £1,500	£260 pcm
OFFICE 2 (Own Front Door)	17' x 13' 8" (5.2m x 4.2m) in all 236 sq. ft. (21.94 sq.m)	RV £2,000	£345 pcm
OFFICE 3	LET	LET	LET
OFFICE 4	14'6" x 11'8" (4.47m x 3.62m). In all 175 sq.ft (21.94sq.m)	RV £1,600	£280 pcm
OFFICE 5	14' 6" x 17' 8" (4.46m x 5.44m). In all 261 sq.ft (24.26 sq.m)	RV £1,625	£350 pcm
Central Office	24' 5" x 10' 3" (7.44m x 3.12m). Plus Storage Area In all 273 sq.ft (25.33 sq.m)	LET	LET
OFFICE 6	14'6" x 17'8" (4.46m x 5.44m) In all 260sq.ft (24.21 sq.m)	LET	LET
OFFICE 7	11'7" x 9'5" (3.58m x 2.9m) in all 112 sq.ft (10.5 sq.m) Plus Own Kitchen & W.C	LET	LET

LEASE: The offices are available to rent on flexible terms

***BUSINESS RATES:** Tenants who occupy only one office and that office is their only business premises are eligible for full business rates relief for the financial year April 2018. We would recommend prior to entering into a formal agreement that any interested party obtain written confirmation from the Business Rates Department at Adur District Council (01273) 263000.

RENT: The above rents will be collected monthly in advance by standing order

DEPOSIT: Equivalent to one month's rent.

ADMINISTRATION FEE: The ingoing Tenant will be responsible to pay an administration fee to Warwick Baker Estate Agents Ltd of £350 + VAT

NB* All rents are inclusive i.e. maintenance of building, water rates, insurance, heat and light, hot water and cleaning of common ways, but exclude business rates.

Viewing through Sole Agent Warwick Baker Estate Agents, 10 High Street, Shoreham-By-Sea, West Sussex BN43 5DA www.warwickbaker.co.uk email: darren@warwickbaker.co.uk