

# A1 RETAIL/ HAIR SALON TO LET



9 Brunswick Road,  
Shoreham-By-Sea  
BN43 5WA

- \* Located in the Prominent Area of Shoreham Town Centre \*
- \* Opposite Truffles & Close to Shoreham Mainline Railway Station\*
- \* New Lease Available \*

\*Commencing Rent £750 pcmx\*

9 Brunswick Road, Shoreham By Sea

(All measurements are approximate)

**Location:**

Situated in the main shopping thoroughfare of Brunswick Road, close to the mainline train station and close to many multiple and local retailers including Truffles.

Shoreham is conveniently situated on the South Coast adjacent to the River Adur between (Brighton 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service and a main line railway station providing a direct link to Gatwick Airport and London (Victoria and London Bridge). Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks & Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

**Description:**

The building comprises of a single fronted shop unit with recessed doorway and good window display. Rear office with kitchen off & W.C / WHB

**Ground Floor:** 243 square feet (23 square metres)

**Lease:** The premises are available on a new full insuring and repairing lease for a term to be agreed.

**Rent:** The rent has been phased to assist the ingoing tenant as follows:

£750 per calendar month exclusive.

**Deposit:** £2,250.00

**Legal Costs:** The ingoing tenant will contribute the sum of £750 + Vat towards the Landlord's Legal fees in this matter.

**Rates:** We have been verbally informed by the local rating authority the following:

**Rateable Value:** £2,750.00

**Rates payable:** Please note that the tenant may be eligible to claim small business relief if these are your only business premises. Enquiries should be made with the local rating department at Adur District Council on (01273) 263000 in order to obtain written confirmation of your rates liability prior to completing the lease.

**Viewing through Sole Letting Agent Warwick Baker, 10 High Street, Shoreham-By-Sea,  
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