

TO LET

FIRST FLOOR BUSINESS SPACE 136.1 SQ M // 1,465 SQ FT

20 West Street, Shoreham-by-Sea, BN43 5WF



Summary

Available Size	1,465 sq ft
Rent	£18,000 per annum exclusive.
Business Rates	N/A
EPC Rating	Upon enquiry

Location

West Street is found in centre of Shoreham, just off the High Street where there is a mixture of retail and residential accommodation. There are nearby public car parks and Shoreham railway station is within walking distance, providing regular links along the south coast and to London destinations.

Description

The accommodation is accessed via an internal staircase and is situated on the first floor. It is configured to provide a central studio area forming the main space. Interconnecting from this, there is a commercial kitchen with WC facilities. Beyond the kitchen there are two separate rooms arranged in sequence, with the final office reconnecting to the main space, creating an efficient looped layout and ease of movement throughout.

The property benefits from a wooden floor, spot lights, a fitted commercial kitchen and good natural light throughout. We understand that this property could be suitable for a wide range of uses, subject to the necessary use class requirements/planning consent.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Main Area	919	85.38
Ancillary Office/Storage	311	28.89
Kitchen	235	21.83
Total	1,465	136.10

Terms

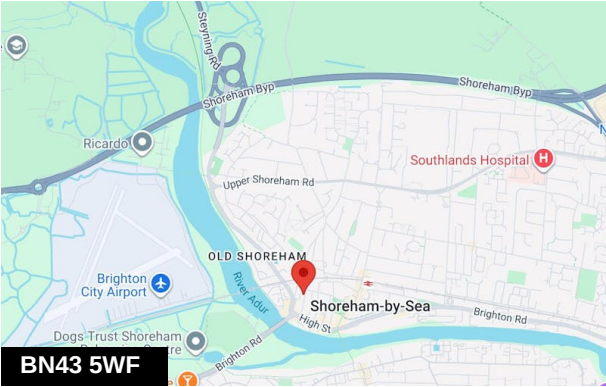
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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