



## 55 High Street

Rottingdean, Brighton, BN2 7HE

### To Let: Charming High Street Premises in Coastal Rottingdean

**690 sq ft**  
(64.10 sq m)

- Prime High Street Location in Coastal Rottingdean
- Charming Character Building
- Tailored Fit-Out Opportunities with Key Features
- Excellent Transport Links and Vibrant Local Community

# 55 High Street, Rottingdean, Brighton, BN2 7HE

## Summary

<b>Available Size</b>	690 sq ft
<b>Rent</b>	£16,000 per annum exclusive
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

Former Lloyds Bank Ground Floor premises located on the ground floor of an attractive character building, featuring an impressive central entrance and elegant double sash windows. The interior layout is predominantly open-plan, offering a spacious and flexible configuration.

The property benefits from a recently installed extraction system (removable at the landlord's discretion), a fitted WC facility, and a convenient rear parking space (available for an additional £1,000 per annum).

## Location

The property is situated on the western side of the High Street in the charming coastal town of Rottingdean. Predominantly a residential area, Rottingdean offers a vibrant mix of local, national, and independent businesses, including popular public houses, estate agents Fox & Sons and Mishon Mackay, as well as nationally recognized grocery stores Budgens and Tesco Express who benefit from a large car park conveniently located opposite the coast road.

The area has seen significant recent development, including the transformation of the former St Aubyns Preparatory School into the new Rottingdean Villages to the south. Just a 5-minute walk away is the newly renovated White Horses Hotel, offering 32 thoughtfully designed guest rooms and suites, further adding to the town's appeal.

Rottingdean benefits from excellent transport links via the A259 coast road, providing easy access to Brighton, approximately 4 miles to the west, and Eastbourne to the east.

## Accommodation

The Ground Floor is arranged as follows: Main Trading/Sales Area – 546 sq ft (50.7 m2) Internal Width (Max): 22'10" Internal Depth (Max): 25'9" Side Office/Kitchen Area – 144 sq ft (13.4 m2) Internal Width (Max): 12' Internal Depth (Max): 11'11" Total Accommodation (NIA): 690 sq ft (64.1 m2) - plus a WC / Boiler Room (113 sq ft / 10.5 m2). Presented in a near 'shell' condition, the premises provide a blank canvas for a tailored tenant fit-out. The landlord is open to offering a significant rent-free period, subject to the tenant's covenant strength and proposed lease terms.

Floor/Unit	sq ft	sq m
Ground	546	50.73
Ground	144	13.38
<b>Total</b>	<b>690</b>	<b>64.11</b>

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed. Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Specification

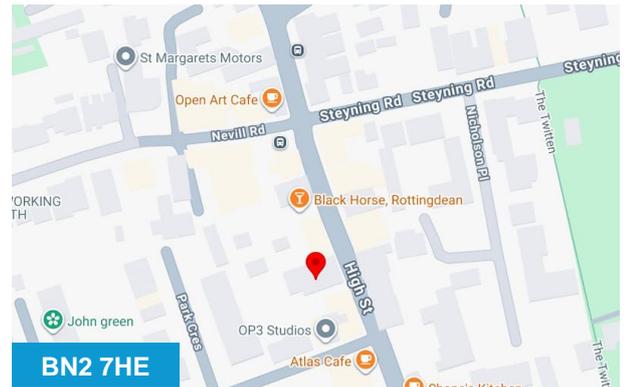
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## Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge



## Viewing & Further Information



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