

TO LET

CRICKMAY
CHARTERED SURVEYORS

**GROUND FLOOR CLASS E PREMISES
ON POPULAR LOCAL PARADE**

8 Longridge Avenue, Saltdean, Brighton, BN2 8LH



CRICKMAY
CHARTERED SURVEYORS

Summary

Available Size	584 to 969 sq ft
Rent	£15,000 per annum exclusive
Business Rates	Rateable Value of £9,000 with a UBR of 49.9 p in £. 100% small business rates available subject to a tenant's status
EPC Rating	B (43)

Location

The premises are situated on the eastern side of Longridge Avenue, at its southern end, close to the A259 junction and close to local shopping and other facilities in Saltdean. Nearby occupiers include Kamsons Pharmacy, Londis convenience store and a Co-op convenience store to the north, opposite a Post Office outlet and King & Chasemore Estate Agents.

Description

The premises comprises a self-contained open plan ground floor shop, with a kitchenette and WC to the rear. The premises benefit from an attached single garage with extended store area.

Specification

- Fire alarm and emergency lighting
- Suspended ceiling
- Air conditioning
- Electric heater
- Kitchenette
- WC
- Attached garage/store
- Small forecourt

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Sales	584	54.26
Garage/Store	385	35.77
Total	969	90.03

Lease

A new lease is available on terms to be agreed. The premises benefit from vacant possession.

VAT

We understand VAT is applicable.

Legal Costs

Each party to be responsible for their own legal costs.

