

FULLY FITTED OUT CLASS E UNIT

388 sq ft (36.03 sqm)



Oakley

Your Sussex Property Expert



**65 Brighton Road,
Shoreham-by Sea
BN43 6RE**

- Brand new unit
- Prominent roadside location
- Adjacent to Free Wharf – a significant residential development of 500+ units
- Air conditioning
- Currently fitted out as a cafe

TO LET

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LOCATION

Shoreham is located on the south coast 5 miles to the east of Worthing and 6 miles to the west of Brighton. The town has an urban population of approximately 48,500 (source: 2011 census) and a catchment population of 290,000 within 12 miles of the town centre. Several significant residential developments are consented and underway in Shoreham which will expand the resident population by several thousand.

Shoreham railway station offers regular services to London Victoria, Gatwick Airport and Brighton and Hove. Journey times to London Victoria are approximately 1 hour 15 minutes. Shoreham Town Centre offers a good range of shopping, banking and catering amenities and is regarded as the Western Extreme of the Brighton and Hove conurbation which stops at the River Adur. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN43 6RE

DESCRIPTION

This newly constructed property comprises a business/café unit forming part of the ground floor of the block with flats overhead. It is rectangular in shape and has a significant glazed frontage to the A259 Brighton Road. The unit is well presented throughout with wooden floor, heating & cooling (A/C), lighting, DDA compliant WC and is currently fitted out as a café.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground Floor</i>	<i>388</i>	<i>36.03</i>
<i>Total accommodation</i>	<i>388</i>	<i>36.03</i>

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£10,000 per annum exclusive.

VAT

VAT is applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £11,000. Subject to an occupiers status, the property may benefit from up to 100% Business Rates relief.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B-49.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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All images, maps, plans and boundaries are for reference purposes and not to scale.

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