



## Well-Presented Retail Unit in Established Parade

**34 East Street**  
Shoreham by Sea, BN43 5ZD

Class E Retail / Leisure

**TO LET**

**620 sq ft**  
(57.60 sq m)

- Established retail location
- Good footfall location close to the train station & seafront
- Well-configured open plan sales area
- Basement ancillary store and courtyard
- Attractive unit suitable for a range of Class E uses
- New lease available

# 34 East Street, Shoreham by Sea, BN43 5ZD

## Summary

Available Size	620 sq ft
Rent	£16,000 per annum
Rateable Value	£6,200
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

## Description

The premises comprise a well presented ground floor retail / Class E unit, forming part of an established local shopping parade.

The accommodation is arranged as a largely open plan sales area to the front, providing good natural light and strong retail presence. To the rear is a small kitchenette and WC, together with access to a rear yard.

In addition, the property benefits from a basement area, accessed externally, which provides useful ancillary storage accommodation.

Overall, the unit offers a flexible and efficient layout suitable for a range of occupiers, including retail, café, or service-based uses (subject to landlord's consent).

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	470	43.66
Basement	150	13.94
<b>Total</b>	<b>620</b>	<b>57.60</b>

## Location

The property is prominently situated within a well established parade on East Street, within easy walking distance of Shoreham town centre.

The location benefits from close proximity to Shoreham-by-Sea mainline railway station, providing regular services to Brighton and London, as well as the seafront and A259 coastal road.

The surrounding area comprises a mix of independent retailers, professional services and residential accommodation, providing a consistent good level of local footfall.

## Terms

The property is available to let by way of a new lease on terms to be agreed.

## Lease

New effectively full repairing and insuring lease (via service charge)



## Viewing & Further Information



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