

# RETAIL WAREHOUSE - TO LET

7,250 - 10,547 sq ft (673.55 - 979.85 sqm)



**Oakley**

Your Sussex Property Expert



## Unit 1A, 3 Drove Road, Newhaven BN9 0AD

- Prime retail warehouse
- Adjoining KFC & Lidl
- Additional storage unit available
- Located on established retail trade park

**TO LET**

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## LOCATION

Newhaven is an established commercial port location providing freight and passenger services daily. It has a resident population of approx. 13,000 and is located at the southern end of the A26, some 9 miles from both Brighton and Lewes and approximately 12 miles west of Eastbourne. Drove Road (B2109) is accessed directly from the A259 south coast road.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN9 0AD.

## DESCRIPTION

The unit forms part of the premises occupied by Lidl and KFC, immediately south of the A259, with other adjacent occupiers including The Range, B&Q, Pets at Home, PureGym, Halfords and McDonalds. The property is arranged over ground floor only and laid out as a retail warehouse with excellent frontage to the A259. The property benefits from shared customer parking of approximately 92 spaces.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Unit 1a	7,250	673.55

\*Additional space is also available to the rear of the terrace and could be combined with unit 1a - unit 2a measures 3,297 sq ft (306.30 sq m).

## LEASE TERMS

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

## RENT

Rent on application.

## 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 (2025-2026) provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £74,000.

The Uniform Business Rate for the financial year is 55.5p in the £ making the Rates payable approx. £41,070.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B-43.

## LEGAL FEES

Each party is responsible for their own legal fees.

## VIEWING ARRANGEMENTS

Strictly by appointment through joint letting agents, Oakley Property & Cradick Retail.



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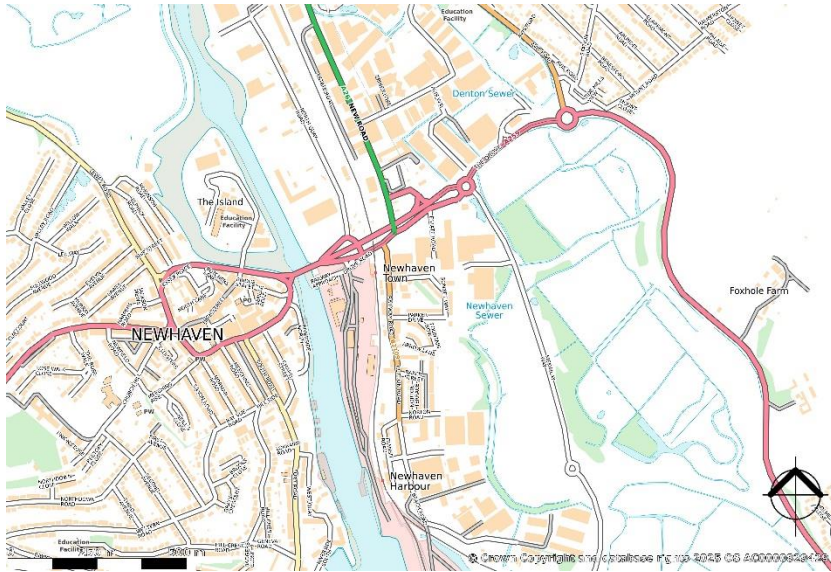
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