



## CLASS E RETAIL UNIT TO LET

### KEY FEATURES

- No Premium
- Popular Local Parade
- Former Charity Shop
- Free Onstreet Parking

## LOCATION

Saltdean is located 5 miles (8 km) east of Brighton, 17 miles (27 km) west of Eastbourne, 20 miles (32 km) east of Worthing and 27 miles (43 km) south of Crawley. The town has a resident population of approximately 10,160.

8 Longridge Avenue is situated on the eastern side of this retail thoroughfare with nearby occupiers including The Spanish Lady, Manoshi, Crocodile Cafe, Kamsons Pharmacy, The Lobster Pot, China Town and Devoy's.

Saltdean is accessible by bus service numbers 12, 12A, 12X, 13X, 14, 14A, 27 and 47. Newhaven Harbour rail station is 16 min (5.2 miles) with links to Brighton rail station (18 min / 5.4 miles) and Seaford rail station. There is on-street parking available.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 8LH.

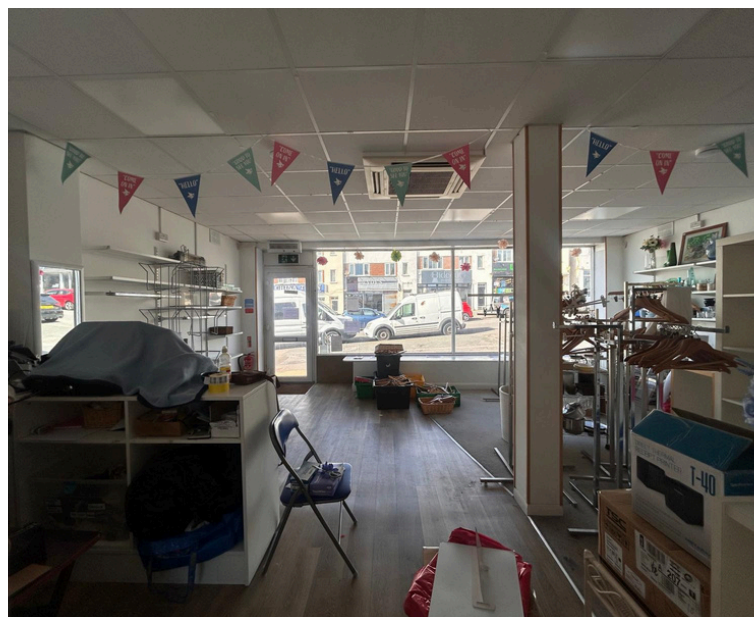


## DESCRIPTION

The property comprises of a self contained ground floor shop, currently trading as The Martlets. The space is open plan with a kitchen and W.C to the rear. The space is suitable for a variety of uses (STC).

## LEASE

An assignment of the existing lease dated 11 March 2016 for a term of 15 years, expiring on 10 March 2031.





## ACCOMMODATION

	sq ft	sq m
Ground Floor	622	57.7
Kitchen	37	3.4
W.C	-	-
Total Floor Area	692	61.1

## RENT

£15,000 per annum exclusive.

## BUSINESS RATES

RV £9,000 UBR 49.9p (Apr 25/26). Small Business Rates Relief may apply.

## VAT

We are advised that VAT is chargeable on the rental outgoings.

## PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

## ENERGY PERFORMANCE CERTIFICATE

The EPC can be produced on request.

## LEGAL COSTS

Each side will be responsible for their own legal costs.



## CONTACT US

To book a viewing or receive further information, please get in touch.



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