



**First Floor, 2 Tarmount Lane**  
Shoreham, West Sussex BN43 6DA

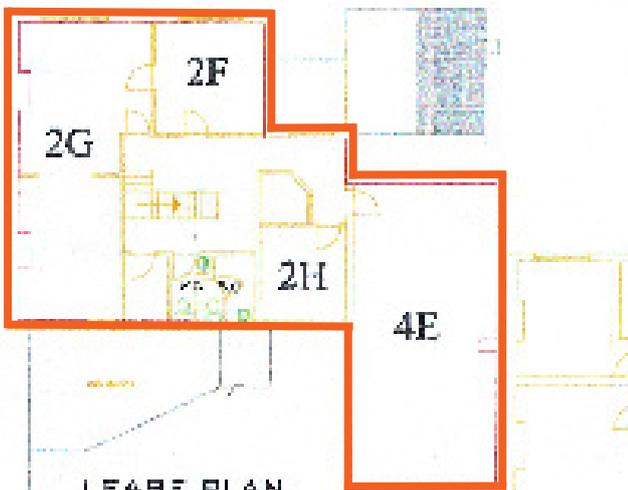
**TO LET**

## OFFICES TO LET IN SHOREHAM

First floor 2,028 sq ft / 188.43 sq m

### Key Features:

- Located in central Shoreham
- Close to Post Office and Train Station
- Use Class E (possible offices)
- Self contained first floor unit
- Offered by way of new lease
- Rent £24,500 per annum





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## Location

The property is situated central to Shoreham with Shoreham Train Station located within a 3 minute walk to the north.

The property is well served by a diverse array of local amenities including shops, restaurants and numerous bus services.

Location pin (what3words) : cooked.winks.elite  
<https://what3words.com/cooked.winks.elite>

## Accommodation

The premises is currently arranged as first floor offices with kitchen, separate WCs and 4 further separate rooms/offices. Potential other uses will be considered.

The property has the following approximate Gross Internal Areas (GIA): 2,028 sq ft/ 188.43 sq m



## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £24,500 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## EPC

TBC

## Business Rates

Rateable Value (2023): £TBC

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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