



**FOR SALE**

26 - 30 High Street  
Rottingdean BN2 7HR



26 - 30 High Street  
Rottingdean BN2 7HR

## Key Features

- Freehold for sale
- Situated in an historic coastal village
- Close to Rottingdean beach
- Offers in the region of £225,000
- Viewings by appointment only

## Location & Situation

The property is located in the centre of the historic coastal village of Rottingdean, which is situated approximately 3 miles east of Brighton.

The high street benefits from a mixture of both local independent and national occupiers.





## Description & Accommodation

The property comprises a mixed use mid terrace building with two commercial units on the ground floor, and four residential flats on the upper floors.

The property has the following approximate NIA:

26 High Street	Sq Ft	Sq M
Ground Floor	222	20.6

30 High Street	Sq Ft	Sq M
Ground Floor	439	40.8
Lower Ground Floor	663	61.6
Total	1,102	102.4





26 - 30 High Street  
Rottingdean BN2 7HR

EPC

TBC

## 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. We believe that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Tenure

Unit 26 – Verbal agreement between landlord and tenant at £382 per calendar month

Unit 30 – 20 year lease from December 2009 at a rent of £12,200 per annum.

There are rent reviews and break options every 5 years

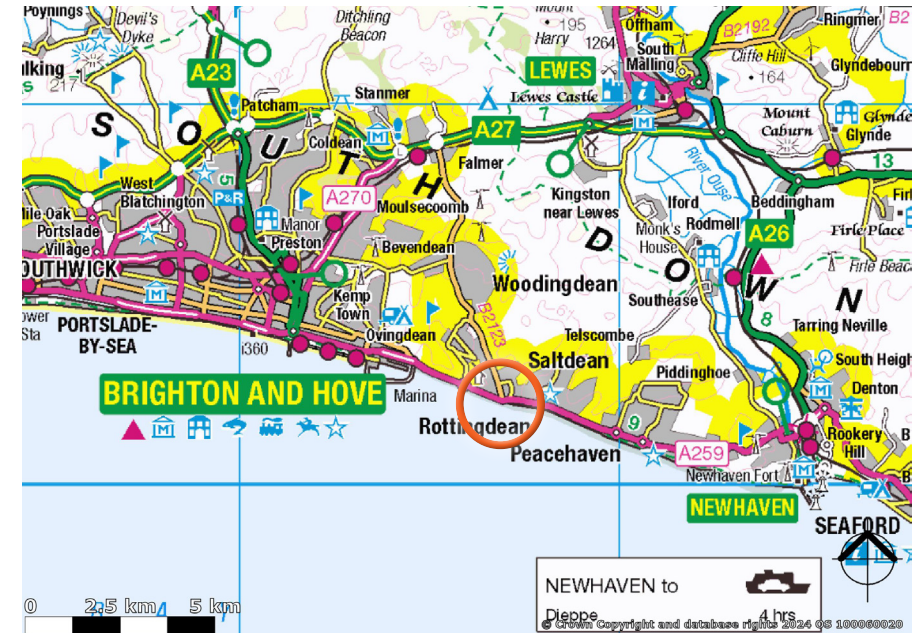
\*We are advised the tenant is paying a concessionary rent of £10,000 per annum

Flat 1 - sold off on long lease ending 24th March 2166 paying a peppercorn rent

Flat 2 - sold off on long lease ending 24th March 2166 paying a peppercorn rent

Flat 3 - sold off on long lease ending 24th March 2166 paying a peppercorn rent

Flat 4 - sold off on long lease ending 24th March 2166 paying a peppercorn rent





26 - 30 High Street  
Rottingdean BN2 7HR

## Rateable Value

Unit 26: £2,425

Unit 30: £7,000

## Terms

For sale with offers invited in the region of £225,000 (two hundred and twenty five thousand pounds)

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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

## Anti Money Laundering Regulations

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

**Aaron Lees**  
**[a.lees@flude.com](mailto:a.lees@flude.com)**  
**01273 727070**

**Will Thomas**  
**[w.thomas@flude.com](mailto:w.thomas@flude.com)**  
**01273 727070**

**[www.flude.com](http://www.flude.com)**

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.

