



47 High Street
Rottingdean, East Sussex BN2 7HE

FOR SALE / TO LET

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440 sq ft (40.87 sq m)

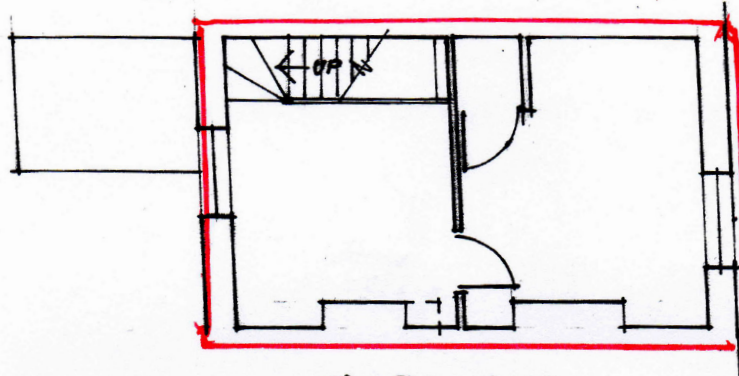
Key Features:

- Located in a popular coastal village
- Arranged over ground and first floors
- Suitable for a variety of uses (STP)
- Gas central heating
- For Sale / To Let

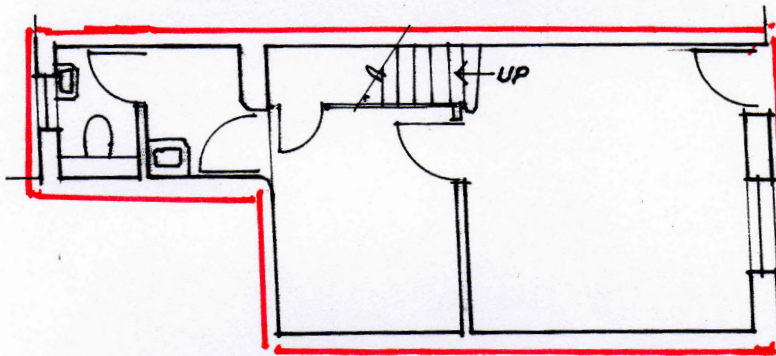




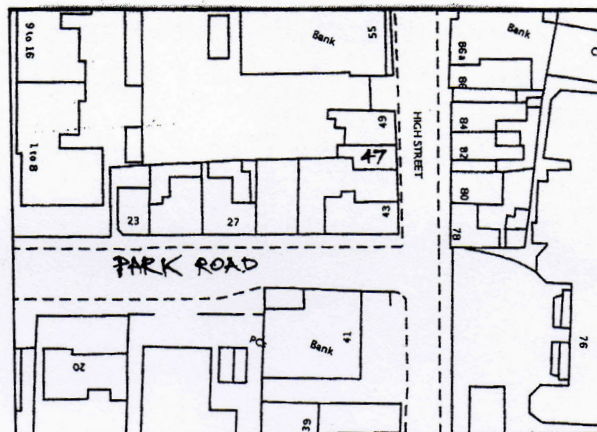
FLOOR PLANS



First Floor - 1:100



Ground Floor - 1:100



Location Plan - 1:1250





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Location

The property is located in the centre of the historic 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.

what3words: custard.footpath.shampoos

Accommodation

The subject premises is situated on an attractive mid terrace building arranged over the ground and first floors with a WC. The property also benefits from gas central heating.

We have measured the existing accommodation to have the following approximate net internal floor areas:

Floor	Sq Ft	Sq M
Ground	242	22.48
First	198	18.39
Total	440	40.87

EPC

D (83)

Planning

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

We understand the property is Grade II listed.

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

Terms

Freehold for sale with vacant possession £185,000 (one hundred and eighty five thousand pounds).

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £8,500 per annum, exclusive of rates, buildings insurance, heating, lighting, etc

Business Rates

Rateable Value (2023): £6,700.

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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