



19 Longridge Avenue
Saltdean, Brighton, East Sussex, BN2 8LG

TO LET

Ground Floor Retail Unit
77.94 Sq M / 839 Sq Ft

Key Features:

- Popular local parade
- Excellent local amenities
- Suitable for a variety of uses (STP)
- New lease Available
- Available March 2026
- Rent £15,500 per annum





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Location

The premises are located on the Western side of Longridge Avenue, at its southern end, close to the junction with the A259 and has easy access to public transport, shops and other facilities, near by occupiers The Spanish lady pub, Erdmans Estate agents, Kamsons Pharmacy, Post office, Co Op convince store.

Description

The property is arranged over the ground floor of a 3 story mixed use terraced property with WC

Accommodation

The property has the following approx Net Internal Area (NIA) :

Area	Sq Ft	Sq M
Ground floor	839	77.94
Total	839	77.94

EPC

We understand the property has an EPC rating of C (expiry date - 24th May 2026).

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

Terms

The property is available to let by way of a new full repairing and insuring lease at a commencing rent of £15,500 per annum exclusive of rates, buildings insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2023): £10,500
Rateable Value (2026): £12,000

Occupiers will pay approximately 38% of this per annum.

VAT

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

Legal Fees

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.

27 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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