

LOCK-UP SHOP

TO LET



7 ST MARY'S ROAD

SHOREHAM-BY-SEA, BN43 5ZA



01273 321 123

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Location

Situated in St Mary's Road in a small parade of shops, this well presented premises is within walking of the main high street, Shoreham-by-Sea mainline station and seafront are in close proximity and local traders include Hectors Shed, Truffles and Wild Lemon.

Accommodation

An opportunity to occupy this E class premises which would suit a variety of commercial traders. The accommodation comprises open plan ground floor sales area with glass frontage and outside WC facility.

| | | |
|----------------------------|---------------------------|---------------------------|
| Ground Floor Sales | 213 ft ² | 19.7 m ² |
| Total Accommodation | 213 ft² | 19.7 m² |

Terms

A new full repairing and insuring lease at a commencing rental of **£8,000 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £3,500

EPC To be assessed



Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**

services not tested
all measurements are approximate

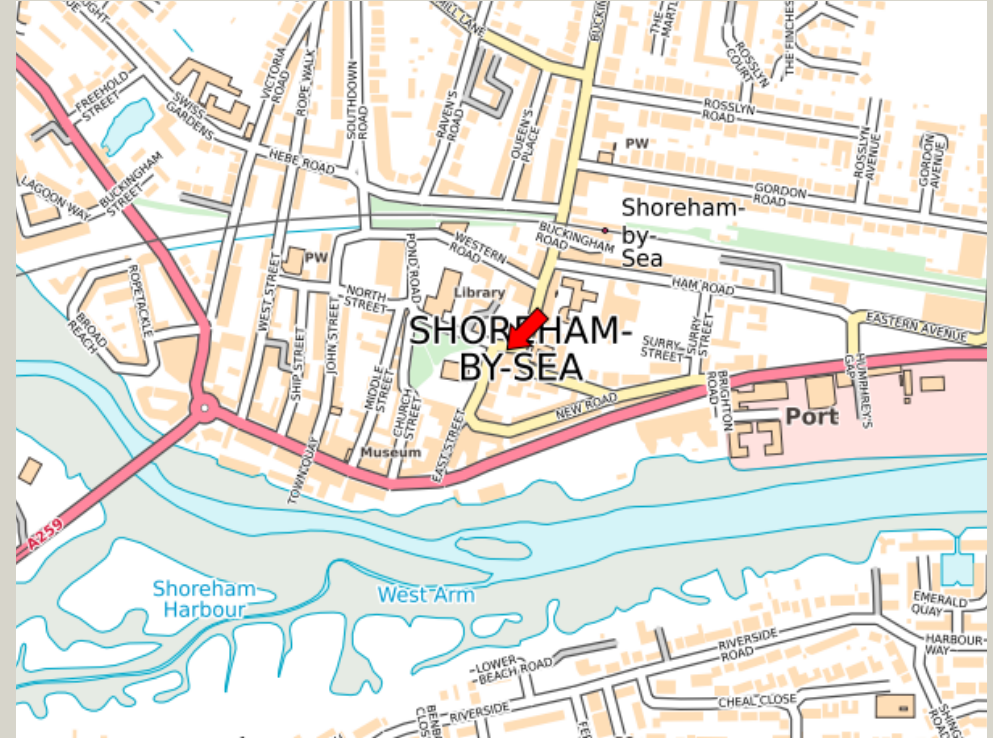


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