



HEALTHCARE / LEISURE / OFFICE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / RETAIL - OUT OF TOWN
TO LET

55 HIGH STREET

Rottingdean, BN2 7HE

REFURBISHED FORMER BANK PREMISES TO LET-
NEW LEASE

829 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	829 sq ft
Rent	£16,000 per annum exclusive of rates VAT & all other outgoings
Business Rates	To be assessed following occupation of tenant.
Service Charge	A service charge will be put in place towards covering the shared costs of the building.
Car Parking	A parking space is available at the cost of £1,000 per annum
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs. The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
EPC Rating	C (75)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales area	578	53.70
Ground - Office/ Side room	138	12.82
Ground - WC/ Storage	113	10.50
Total	829	77.02

Description

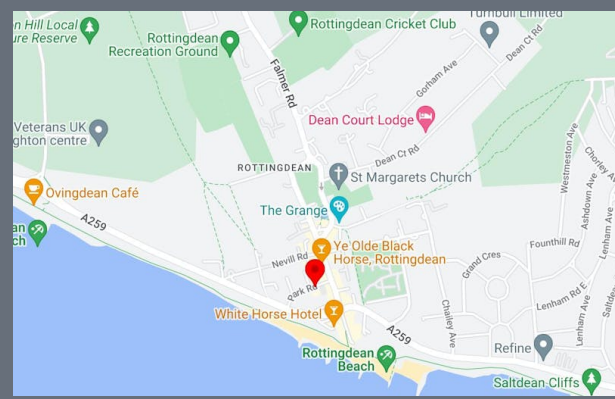
A former bank premises located on the ground floor of this character building. Accessed via a central doorway the space is predominately open plan with separate side room & space for WC & storage. A parking space is available at an additional charge of £1,000 per annum. Whilst the landlord will not allow a full extraction system for heavy duty cooking they would consider tenants to use a lightweight system for baking & the cooking of items like pizza.

Location

The subject property is situated on the Western side of The High Street in the picturesque coastal village of Rottingdean. The Village is located approx. 4 miles to the East of Brighton City centre and can be accessed via the main A259 South Coast Road or alternatively from the north via Woodingdean and the A27. The village has great history with former residents including Rudyard Kipling & is considered a desirable location to reside. The village has a number of independent occupiers but in addition also has attracted multiple occupiers such as Budgens, Costa, Tesco & Lloyds pharmacy.

Terms

Available by way of a new effective full repairing & insuring lease for a term of 5 years.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

55 High Street
Rottingdean
BRIGHTON
BN2 7JH

Energy rating

C

Valid until: 23 February 2025

Certificate number: 0710-0535-2169-7722-8002

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

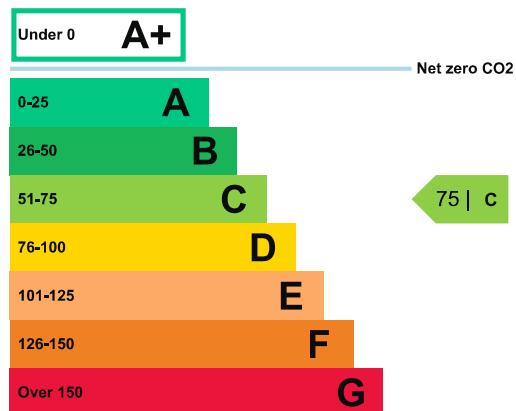
225 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

75 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

88.22

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0897-2522-6740-7100-1503\)](/energy-certificate/0897-2522-6740-7100-1503).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

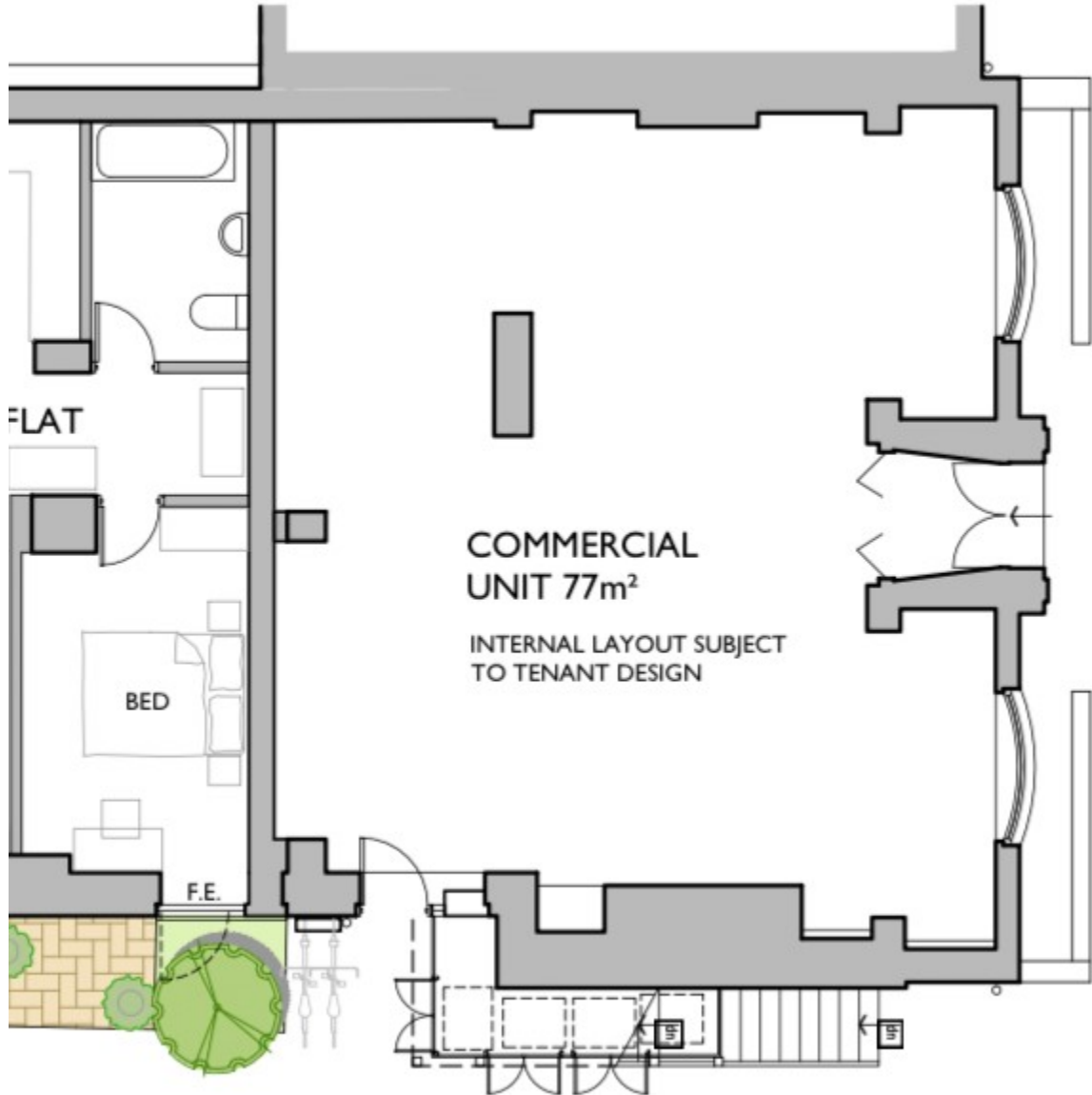
Assessor's name Freddie Pearce

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd
Assessor ID STRO021487
Telephone 0330 124 9660
Email certification@stroma.com

Assessment details

Employer BKR
Employer address Sunnyhill House 3-7 Sunnyhill Road LONDON SW16 2UG
Assessor's declaration The assessor is not related to the owner of the property.
Date of assessment 23 February 2015
Date of certificate 24 February 2015



FLAT

BED

F.E.

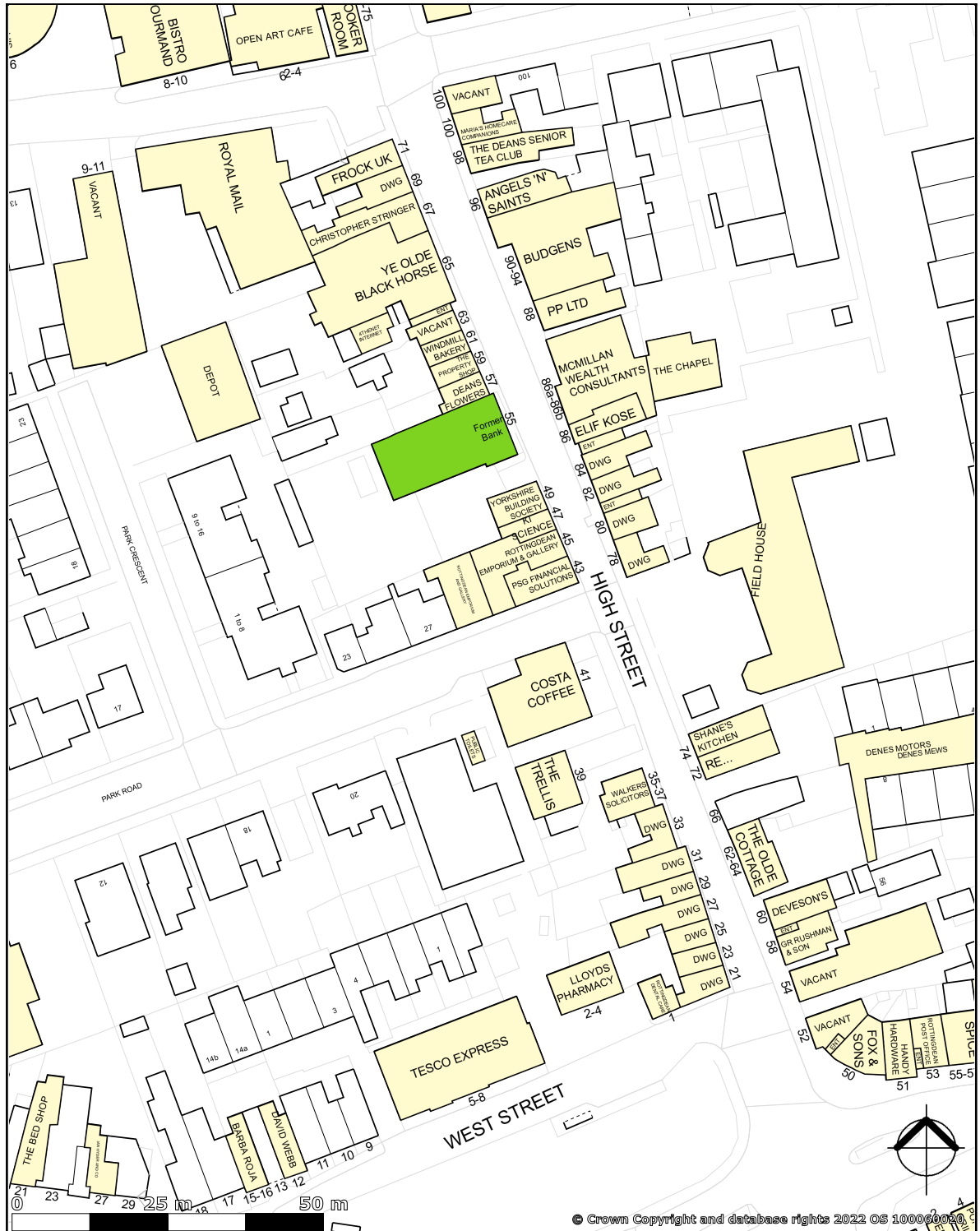
COMMERCIAL
UNIT 77m²

INTERNAL LAYOUT SUBJECT
TO TENANT DESIGN

CYCLE SPACE
No.s 1, 2
(LEAN TO RACK)

4 No. EUROBINS WITH
FIRE AND ODOUR
PROOF ENCLOSURE

55 High Street, Rottingdean, Brighton, BN2



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