



MAKING
PROPERTY
WORK

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138

TO LET

**NEW DEVELOPMENT OPPORTUNITY - E CLASS PREMISES
625.55 SQ FT (58.1 SQ M)**

138 South Coast Road, Peacehaven, East Sussex, BN10 8ER

DESCRIPTION

The new development comprises, open plan ground floor sales area with an impressive large dual frontage, providing good natural light into the premises. The E-Class property is suitable for a variety of uses (stnc) and is to be handed over in shell and core condition, ready for tenant to fit out.

There is the possibility of the unit being split to provide a smaller floor plate if required, please enquire for further details.

LOCATION

The property is situated in a prominent position on the busy A259 cost road; around 6 Miles from Brighton. The property is roughly 2.5 Miles from Newhaven Town Station and benefits from regular bus services just across the road. The area receives a substantial amount of passing traffic and benefits from good footfall from local residence and visitors alike. There is a variety of local and national occupiers nearby, including Greggs, Subway, CO OP, Costa Coffee, Martlets and an array of estate agents.

ACCOMMODATION

	SQ FT	SQ M
Unit 1	625.55	58.1
TOTAL	625.55	58.1

AMENITIES / OPPORTUNITY

- New build property
- High flow of passing traffic
- Open plan floor plate
- Large double frontage
- Nearby occupiers include Greggs, Subway, CO OP, Costa Coffee, Martlets

RENT

A new effective full repairing and insuring lease is available at a commencing rental of £16,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

The Rateable Value of the property is to be assessed.

VAT

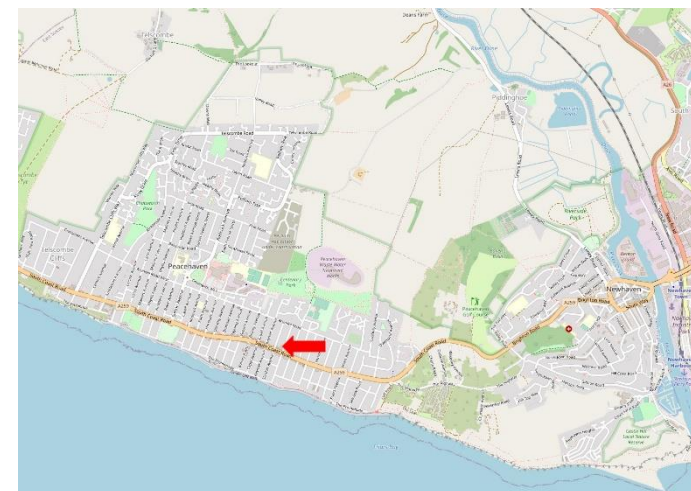
VAT may be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The EPC of the property is to be assessed.



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