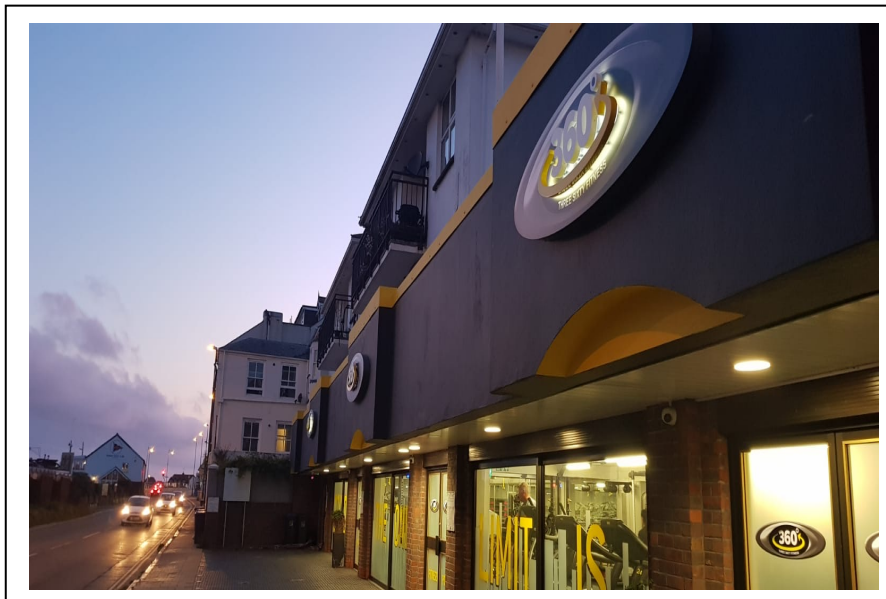




TO LET TREATMENT ROOM



AT 394 -398 BRIGHTON ROAD
SHOREHAM-BY-SEA
BN43 6RE

The premises are in a small secondary parade to the east of Shoreham High Street and front the main A259 Brighton - Worthing Coast road.

Shoreham is conveniently situated on the south coast adjacent to the River Adur between Brighton (about 7 miles to the East) and Worthing (about 5 miles to the West). There is a regular bus service and a main line railway station providing a direct link to Gatwick Airport and London (Victoria and London Bridge). Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next on the outskirts of the town. There are schools for all ages and many leisure and sporting facilities in Shoreham and the surrounding area, with sailing being particularly popular.

Shop: Net Internal Area 43 sq.m (464 sq.ft)

Kitchen: 4 sq.m (44 sq.ft)

W.C

Lease: The premises are available To Let on a new Full Repairing & Insuring lease for a term to be agreed and subject to rent reviews at appropriate intervals

Rent: £600 p.c.m (Introductory offer of £500 for the first month. This would be for a 2-year lease with a 1-year break clause)

Deposit: £2,220

Rateable Value: £5,700

Legal Costs: Ingoing Tenant responsible for contributing £650+VAT towards the cost of the lease

Viewing through Sole Agent Warwick Baker Estate Agents, 10 High Street, Shoreham-By-Sea, West Sussex BN43 5DA email; darren@warwickbaker.co.uk