



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**LOCK UP SHOP**  
**IN DENSELY POPULATED**  
**RESIDENTIAL AREA**  
**(CURRENTLY FITTED TO HIGH STANDARD**  
**AS A HAIR SALON)**  
**TO LET**



**4 AVIS PARADE**  
**NEWHAVEN**  
**BN9 0PJ**

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## 4 AVIS PARADE, NEWHAVEN, BN9 0PJ

**LOCATION** Situated in a small parade of shops just off the A259 turning before Frosts Cars leading to Seaford. Sainsburys superstore is situated a short walk away. The surrounding area is mainly densely populated residential area.

**ACCOMMODATION** The premises comprise a lock up shop currently fitted out as a hair salon as follows:

**SHOP:**

Internal width 19'2"  
Internal depth 13'8"

**Total shop area 265 sq ft (24.6 sq m)**

- Including part store/treatment room
- 3 x chairs
- 2 x wash positions
- Tiled flooring
- HWB

**W/C:** Separate w/c with hand wash facilities

**Kitchen:** 5' x 4'  

- Washing machine
- Stainless Steel Sink
- Rear access

**FIXTURES/ FITTINGS** Current fixtures and fittings are available by way of separate negotiation

**TENURE** Leasehold

**LEASE** A new lease for a term to be negotiated

**RENT** £5,500 per annum exclusive

**UNIFORM BUSINESS RATES**

- **Description:** Shop and Premises
- **Rateable Value:** £5,000
- **Rates Payable:** £1,043.40 (April 10/11)

This premises qualifies for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Lewes County Council direct on 01273-471600.

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**

