



RUPERT BURSTOW
Property Consultancy & Acquisitions

FULLY FITTED SANDWICH BAR PROMINENT HIGH STREET LOCATION TO LET



**78 HIGH STREET
SHOREHAM
BN43 5DB**

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78 HIGH STREET, SHOREHAM, BN43 5DB

LOCATION Situated in a highly prominent corner position in Shoreham High Street. The property is situated on the corner of West Street and High Street close to the roundabout and new Ropetackle development. Brighton and Worthing are both easily accessible by the main A259 coast road to the east and west respectively.

ACCOMMODATION The premises comprise a ground floor fitted sandwich bar as follows:

SANDWICH BAR:

Internal width 21'6"
Internal depth 11'3"
(to include rear prep area)

- Chilled Display counter
- Electric Till
- 2 x Fridges
- 2 x Up Display Fridges
- FAEMA Coffee Machine

REAR PREP AREA:

- 4 Ring Electric Hob Oven
- Stainless Steel Sink
- 1 x Commercial Microwave
- Toaster

W/C: Separate WC with hand wash facilities

TENURE Leasehold

LEASE A new lease to be granted directly from the landlord.

RENT £107 per week (£5,564 per annum)

PREMIUM Offers in the region of £17,500

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** £2,750
- **Rates Payable:** £1,138.50 (April 10/11)

These premises may qualify 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 Adur District Council direct on 01273-263000.

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

