



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**HIGHLY PROMINENT  
SHOWROOM/SHOP PREMISES  
627 SQ FT (58 SQ M)  
PLUS LARGE STORES/GARAGE  
LARGE FORECOURT  
TO LET**



**8 LONGRIDGE AVENUE  
SALTDEAN  
EAST SUSSEX  
BN2 8LH**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



## 8 LONGRIDGE AVENUE, SALTDEAN, EAST SUSSEX BN2 8LH

**LOCATION** Situated in a highly prominent position in Saltdean's main thoroughfare of Longridge Avenue. The property is situated at the lower (southern) end of Longridge Avenue on the east side of the road close to the junction with Lynwood Road. This bustling community retail area has numerous multiple and individual retailers, pubs and is a few metres from A259 Coast Road and the sea.

**ACCOMMODATION** The premises comprise a spacious lock up shop with side store/garage as follows:

Gross frontage	32'
Internal width	21'6"
Internal depth	29'2"

**Total sales area 627 sq ft (58 sq m)**

(Currently partitioned to create rear store)

- Spotlighting
- Air conditioning/heating
- Over door blower heating
- Alarm
- Wooden flooring
- Fitted counter/shelving

**Kitchenette** Rear kitchenette to include electric hot water heater

**W/C** W/C with hand wash facilities

**Side store/garage** 8'5" x 43' 361 sq ft

To include:

- Loading door

**Forecourt** 10'3" x 32'4"

**Garden** Large rear garden

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** £12,500 per annum exclusive

## UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 6,000
- **Rates Payable:** £2,484.00 (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 Brighton & Hove City Council direct on 01273-291981.

**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**

