



RUPERT BURSTOW
Property Consultancy & Acquisitions

HIGHLY PROMINENT SHOWROOM/SHOP PREMISES

WITH REAR STORES & LOADING/PARKING
CENTRAL HIGH STREET LOCATION
TO LET



**UNIT 4 CORONATION BUILDINGS,
NEWHAVEN
BN9 9PR**



UNIT 4 CORONATION BUILDINGS, NEWHAVEN, EAST SUSSEX BN9 9PR

LOCATION Situated in a highly prominent position at the lower end of the High Street in Newhaven forming part of Coronation Buildings on the corner of High Street and South Lane and the NCP car park. Newhaven High Street is a small, pedestrianised high street serving the local community with a variety of multiple and individual retailers.

ACCOMMODATION The premises comprise a shop with rear stores as follows:

Gross frontage: 18 ft
Internal width: : 16'6" ft
Internal depth: 27'2" ft

Total Sales Area: 448 sq ft (42 sq m)

- Suspended ceiling with recess strip lighting
- Carpet tiles

Rear store/office: Internal width: : 17'1" ft
Internal depth: 11'4" ft

Total Sales Area: 193 sq ft (18 sq m)

- Excellent ceiling height
- Sink with hot and cold water

Access to:-

Rear lean-to: Approximately 10 ft by 6 ft (not inspected)

Access to:- Rear loading/parking area

TENURE Leasehold

LEASE A new lease is available terms to be agreed

RENT Rent: £7500 per annum exclusive



UNIFORM BUSINESS RATES

- **Description:** Shop and Premises
- **Rateable Value:** 6,200
- **Rates Payable:** £2,839 (April 08/09)

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 Each party is to pay their own legal costs incurred

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