

UNIQUE E-CLASS PROPERTY

TO LET



19 BRUNSWICK ROAD

SHOREHAM BY SEA BN43 5XD



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

The former bank property is situated in a prominent corner position which adjoins Brunswick Road with Western Road. The area receives good footfall from local residents, visitors and commuters alike. Train and bus services are both within short walking distance from the property with parking available off street and in the Tarmount Lane Car Park. Nearby occupiers include Truffles Bakery, Greens Pharmacy, Ladbrokes and an array of independent local businesses.

Description

A dual fronted, former Lloyds Bank, property is available for immediate occupation and benefits from a large ground floor trading space that could suit a variety of occupiers who want to take advantage of the open plan floor plate. The property is arranged over ground, first and second floors and receives good natural light throughout. The space also benefits from features such as the bank vault in situ, large arch windows, roof terrace and outside forecourt area fronting Western Road.

Ground Floor	1,443 ft ²	134.1 m ²
First Floor	861 ft ²	80.0 m ²
Second Floor	389 ft ²	26.1 m ²
Total Floor Area	2,693 ft²	250.2 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of **£28,000 per annum** exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees

Rateable Value £15,750

EPC Rating D - 90

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

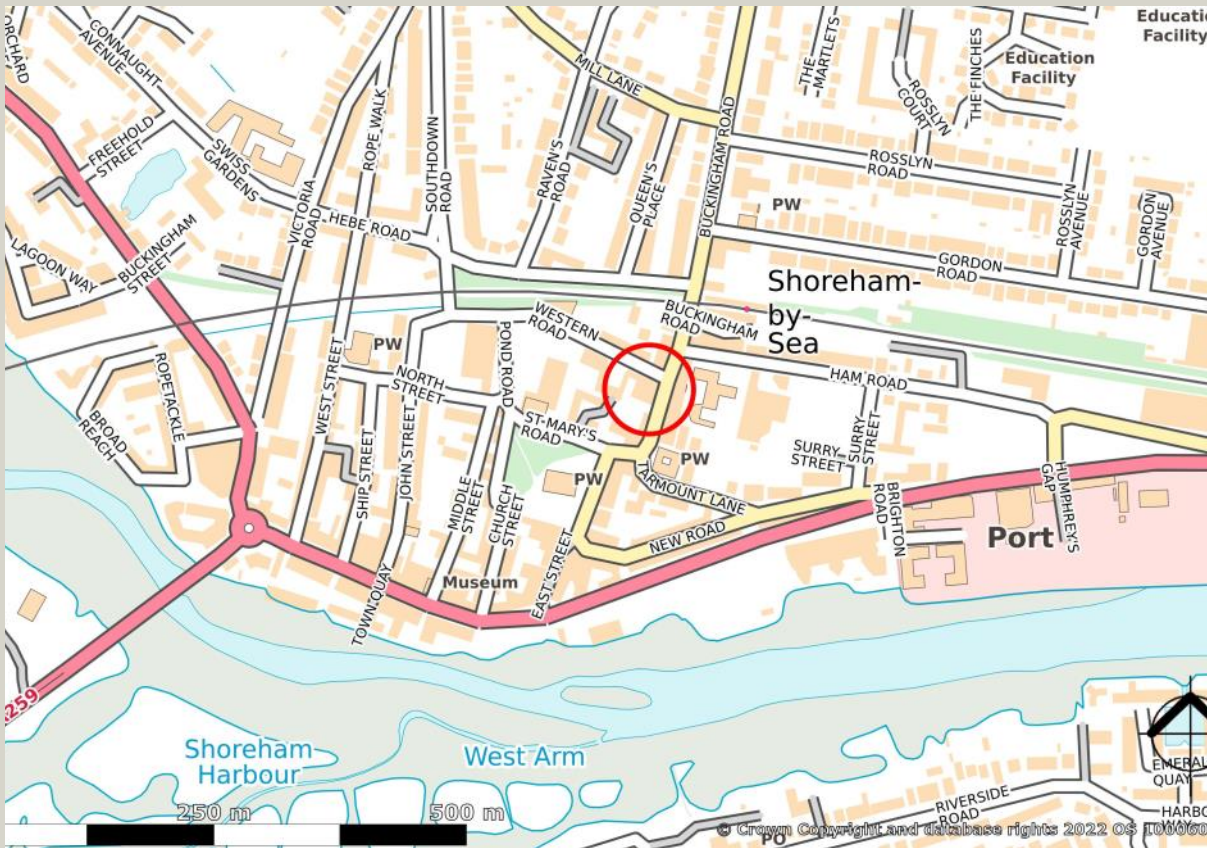


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