GRAVES SON & PILCHER

To Let



Class E unit in a well established location

24 Brunswick Road
Shoreham by Sea, BN43 5WB

Class E Retail / Leisure

TO LET

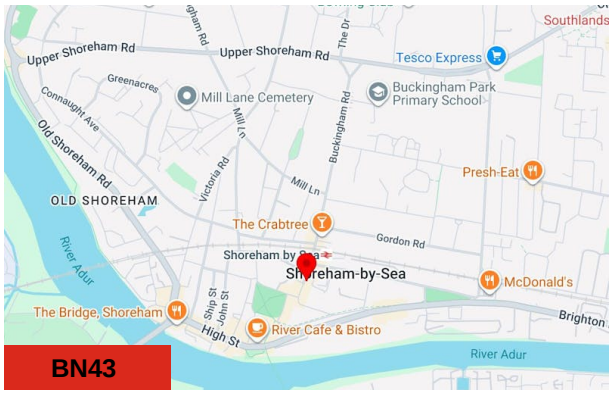
604 sq ft
(56.11 sq m)

- Prominent unit suitable for a range of E Class uses
- Open plan sales area
- Well established retail location
- Good footfall location close to the train station
- New lease available
- Available from December 2026

24 Brunswick Road, Shoreham by Sea, BN43 5WB

Summary

Available Size	604 sq ft
Rent	£16,000 per annum
Rateable Value	£15,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)







Description

The premises comprises a well configured ground floor Class E retail unit with a prominent glazed frontage with recessed entrance doorway.

The accommodation includes a main sales area, a small partitioned back of house space, kitchenette facilities and a WC. To the rear of the property is a small passageway fom Brunswick Road to the rear of the property providing access.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	604	56.11
Total	**604**	**56.11**

Location

The property is situated on Brunswick Road, a well established commercial location in Shoreham-by-Sea. The surrounding area is occupied by a mixture of independent and multiple operators and benefits from good levels of footfall, together with excellent accessibility.

Shoreham Railway Station is located a short distance to the north, providing convenient links to Brighton, Worthing and London.

Terms

A new full repairing & insuring lease for a term to be agreed at a commencing level of £16,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees.

VAT

We understand the property is not elected for VAT and therefore VAT is not payable on the terms quoted.

Viewing & Further Information



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