

BRAND NEW CLASS E UNITS

740 - 1,515 sqft (68.8 - 140.8 sqm)



Oakley

Your Sussex Property Expert

Commercial Units Sandpiper Court, Salt Marsh Road, Shoreham by Sea BN43 5TA

- Brand new mixed-use development
- Proximity to Shoreham town centre
- Two units that can be combined
- Class E
- Available early 2027



TO LET

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LOCATION

Shoreham is located on the south coast 5 miles to the east of Worthing and 6 miles to the west of Brighton. The town has an urban population of approximately 48,500 and a catchment population of 290,000 within 12 miles of the town centre. The area has multiple representations on the outskirts of the town from Tesco, Marks & Spencer and Next Home and Garden store. More locally, the high street has a mix of independent retailers, banks, eateries and larger names such as The Original Factory Shop and Boots. Shoreham has maintained an excellent localised trading centre with attractive riverside walks and pedestrian areas.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN43 5TA**.

DESCRIPTION

Sandpiper Court is a brand new mixed-use development of two commercial units and thirty floor flats. Situated within proximity of Shoreham town centre, Shoreham beach and easy walking distance to access the pedestrian/cycleway along the River Adur. The commercial units can be let as one or split into two separate units to offer complete flexibility.

ACCOMMODATION

The approximate accommodation briefly comprises:

	SQ.FT	SQ.M	RENT PA
Unit 1	775	72.0	£20,000
Unit 2	740	68.8	£15,000
Units 1-2 Combined	1,515	140.8	£30,250

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

VAT

VAT will be applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the premises will be determined once the build is complete.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available once the build is complete.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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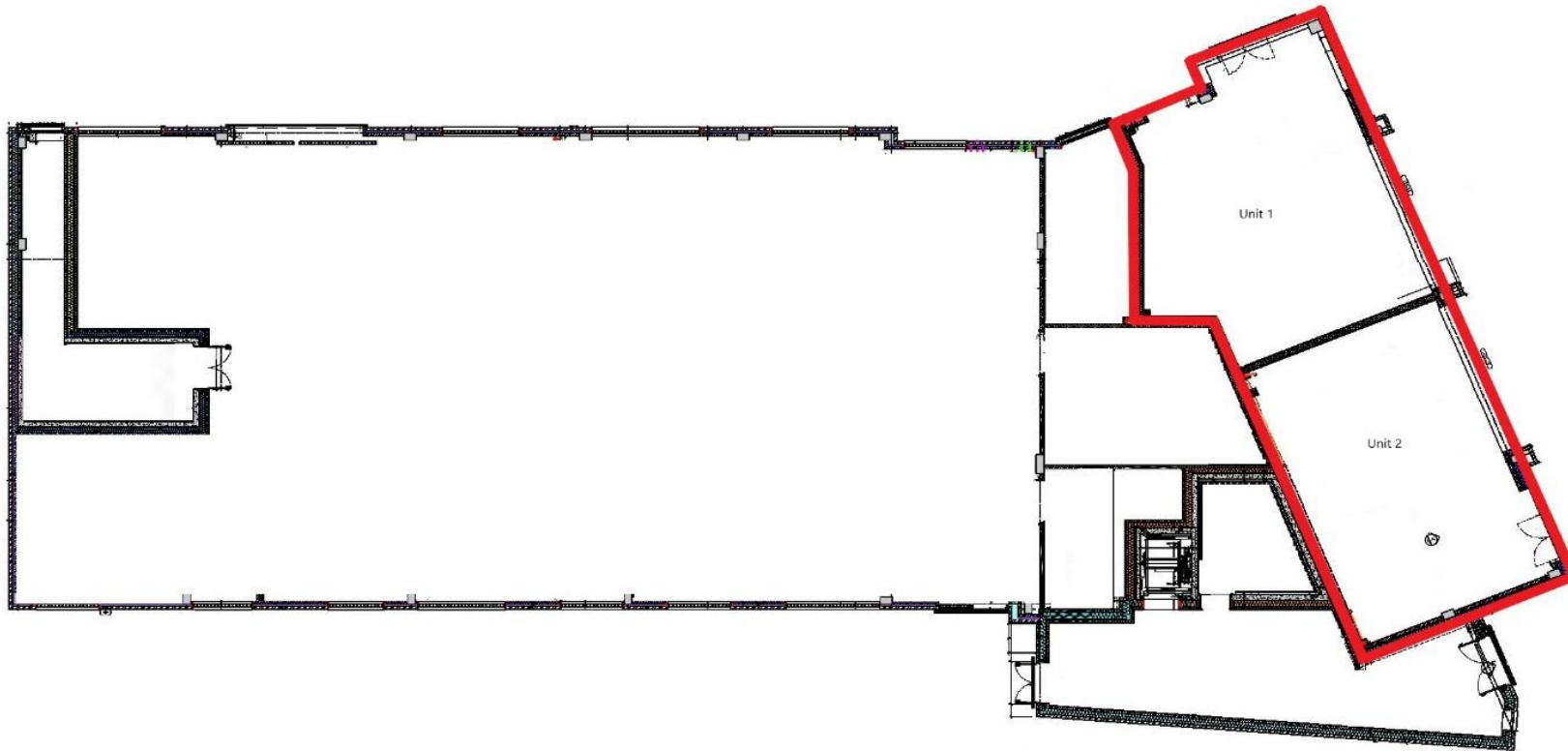
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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