



TO LET

86a High Street
Rottingdean, East Sussex, BN2 7HF



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Key Features

- Attractive High Street premises in central Rottingdean
- Suitable for office and other Class E uses (STNC)
- Ground floor accommodation extending to 1,161 sq ft
- First floor accommodation of 559 sq ft available by separate negotiation
- Flexible layout with a mix of open-plan and cellular accommodation
- Prominent frontage onto the High Street
- Characterful building within an established village setting
- Kitchen and WC facilities
- New lease available on terms to be agreed
- Flexible terms considered and some Small Business Rates Relief (subject to status)



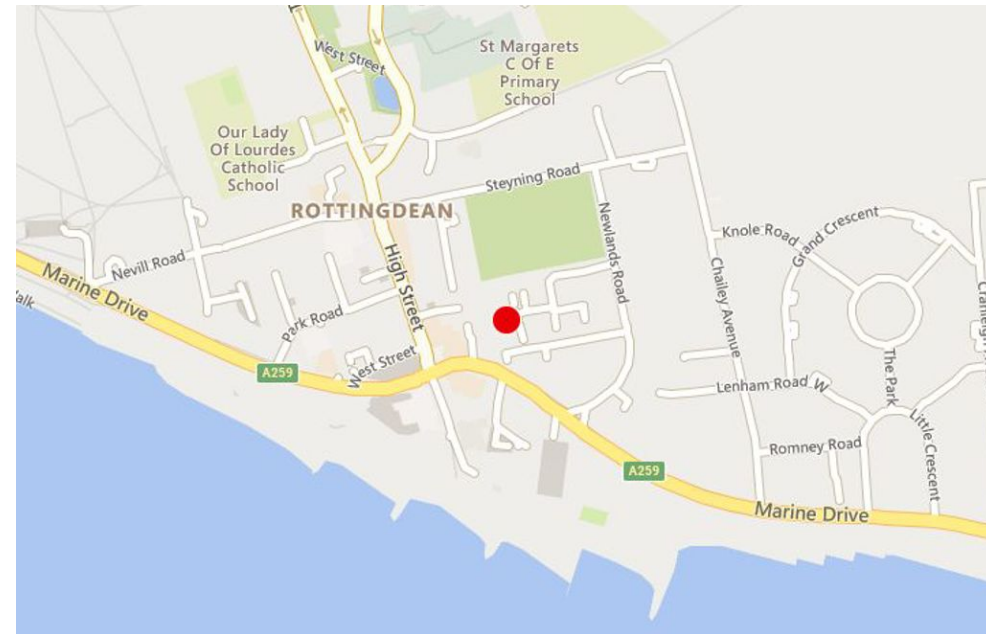


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Location & Situation

The property is situated on the High Street in the heart of Rottingdean, an attractive coastal village located to the east of Brighton. The immediate area provides a mix of local retailers, cafes, professional occupiers and residential properties, creating an appealing village environment for staff, clients and customers.

Rottingdean benefits from good road connections to Brighton, Saltdean, Peacehaven and Newhaven via the A259 coast road, with regular bus services running along the coast. The seafront, village green and local amenities are all within easy walking distance.





Description & Accommodation

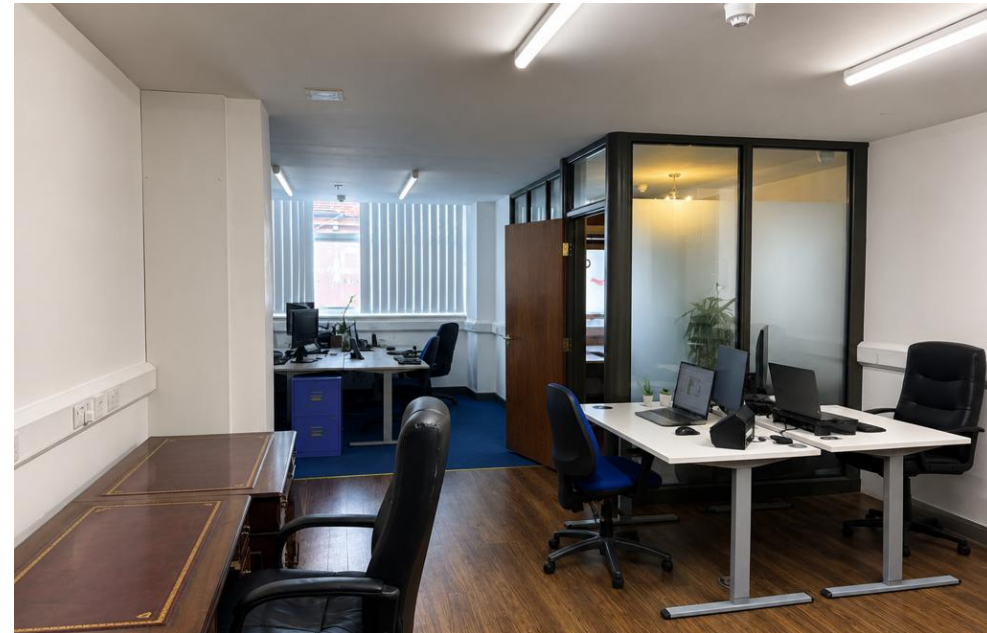
The property comprises attractive ground floor commercial accommodation within a characterful period building fronting Rottingdean High Street. The main accommodation extends to approximately 1,161 sq ft and is arranged to provide a flexible mix of office, meeting room and ancillary space.

The premises are considered suitable for office occupiers as well as a range of alternative Class E uses, subject to any necessary consents. The accommodation benefits from a prominent frontage, good natural light to parts, kitchen/WC facilities and a practical layout capable of being adapted to suit different operational requirements.

There is further first floor accommodation extending to approximately 559 sq ft, which may be suitable for either commercial or residential purposes and is available by separate negotiation.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,161	107.86
Total	1,161	107.86





Rateable Value

Rateable Value (2026):

Suite 1 at 86a - £11,000

Suite B at 86b - £10,750

Suite 2 at 86a - £8,200

Occupiers will pay approximately 38% of this per annum and may be able to benefit from Small Business Rates Relief (subject to status)

EPC

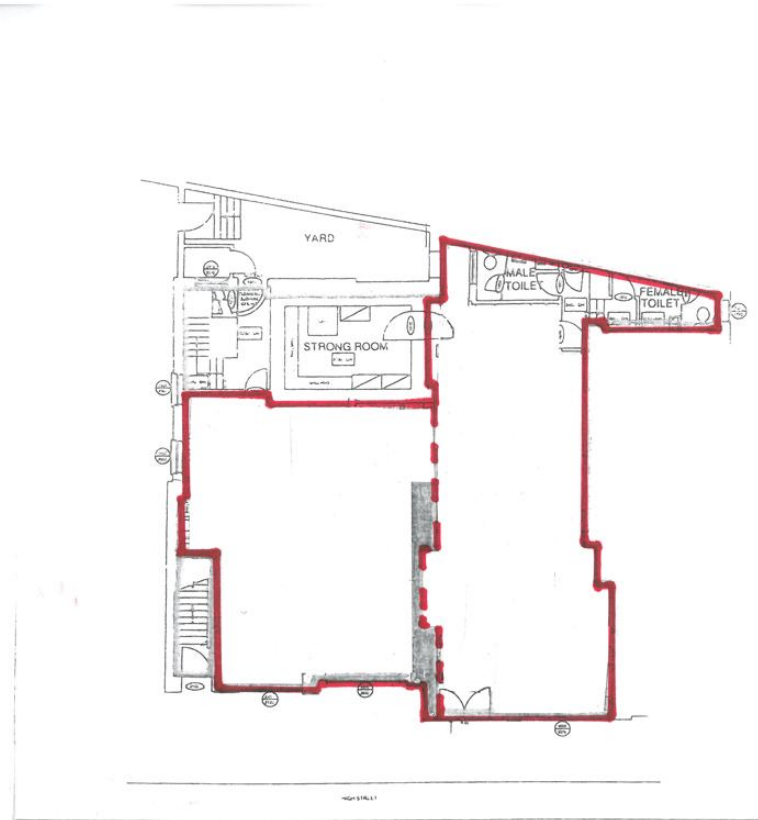
We understand the property has an EPC rating of C (57) (expiry date - 17/04/2033).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new lease for a term to be agreed at a quoting rent of £27,500 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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13 May 2026

