

43 HIGH STREET, ROTTINGDEAN, BN2 7HE

Grade II Listed Commercial Freehold Investment Producing Approximately £15,000 pax.

austin gray



PRICE £250,000

Professional Services Office
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Description

Available for the first time on the market having been owned by the same family since circa the early 1960's. This is a rare opportunity to purchase a Grade II Listed end of terrace freehold commercial investment property in the heart of Rottingdean. The accommodation is configured over ground and first floor with the property currently trading as a barber shop. The ground floor comprises an open plan sales area, with rear room and small kitchenette. A rear staircase leads to the first floor, configured as three rooms and a shower room with w/c facility. The property also benefits from a self-contained access to the ground floor rear room on Park Road.

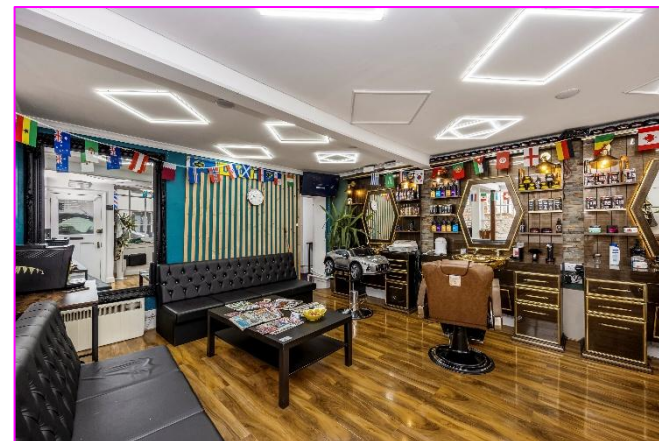
Situation

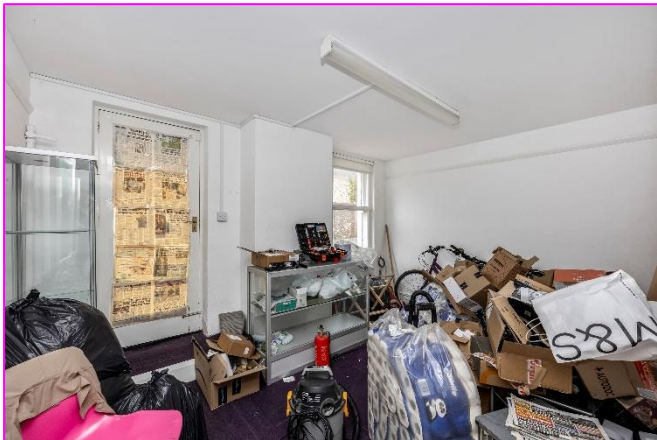
The property is located on the west side of the High Street in the centre of the historic coastal village of Rottingdean. Rottingdean offers a mix of independent, local and national business such as Budgens, Tesco Express, The Plough Inn, McMillan Wealth Consultants and The White Horses. Rottingdean seafront is within walking distance and benefits from good transport links via the A259 coast road, proving easy access into Brighton city centre.

Accommodation

The property has the following approximate Gross internal floor areas:

FLOOR	SQ.M	SQ.FT
Ground	46.74	503.10
First	44.73	481.47
Total	91.47	984.57





Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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Rateable Value

£10,250

EPC's

FLOOR	EPC
Commercial	C

Tenancy

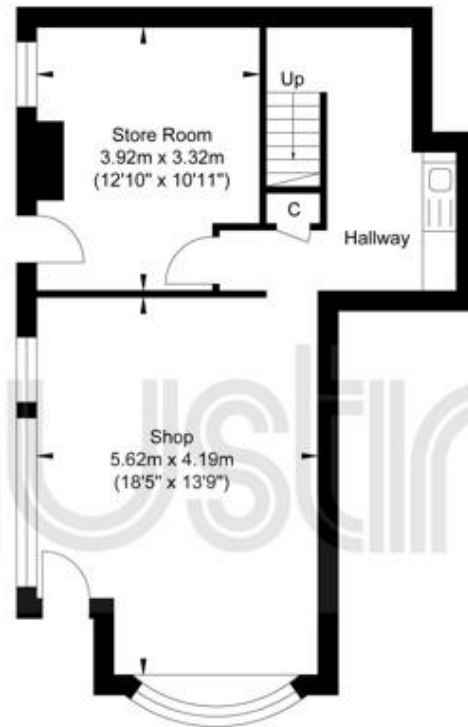
Let to Aiden Barber Salon Ltd on a full repairing and insuring lease for a term of 15 years from 20 June 2026. The current passing rent is £15,000 per annum exclusive. Rent reviews are dated 20 June 2028 and every fifth anniversary of that date. Security is held by way of a six month rent deposit and personal guarantor.

VAT & Legal Fees

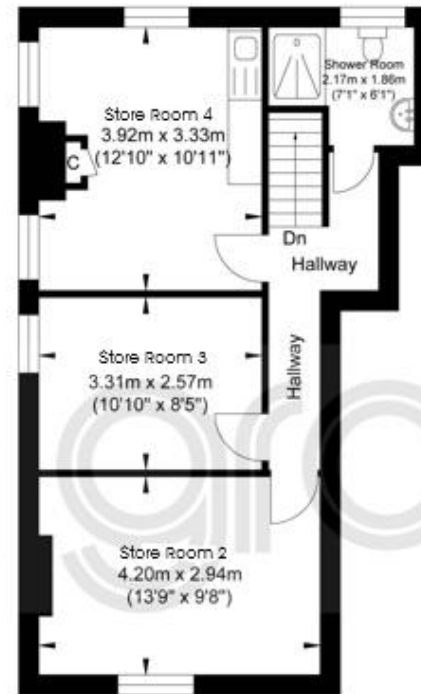
We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.



High Street



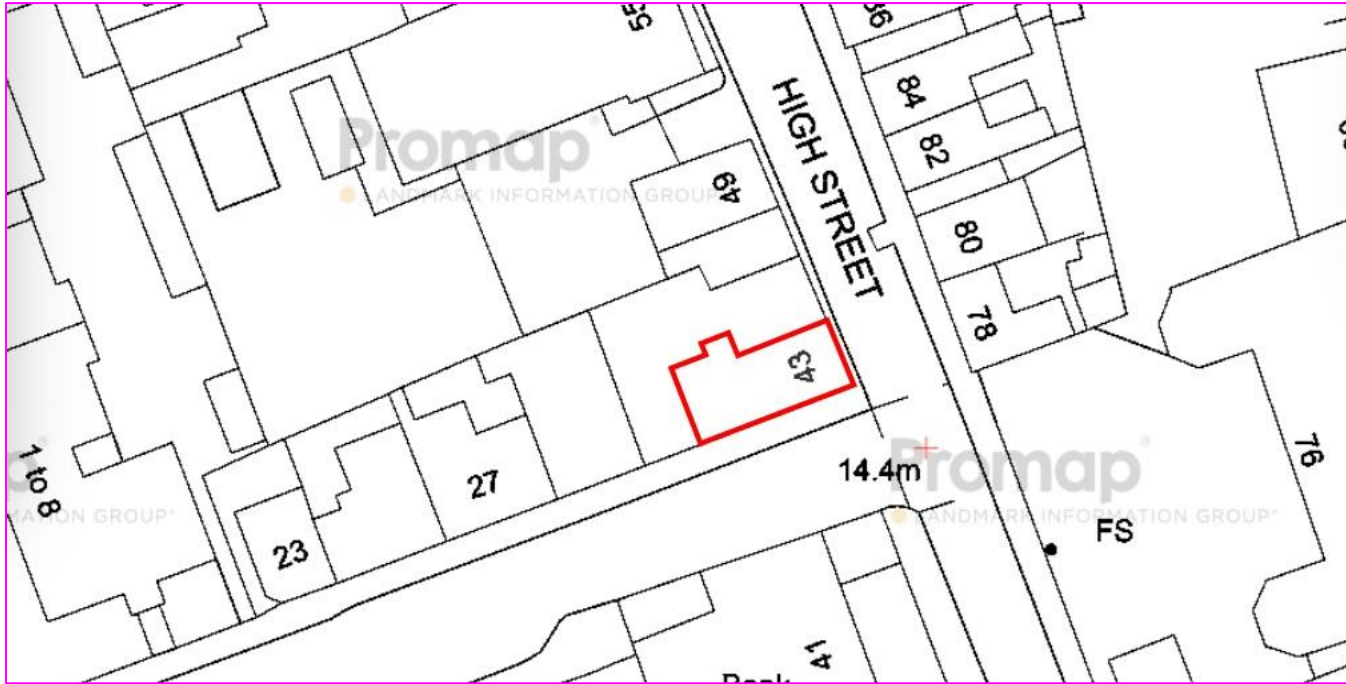
Ground Floor
Approximate Floor Area
503.10 sq ft
(46.74 sq m)



First Floor
Approximate Floor Area
481.47 sq ft
(44.73 sq m)



Approximate Gross Internal Area = 91.47 sq m / 984.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



All enquiries to:

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