



**MAKING
PROPERTY
WORK**

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TO LET

**RETAIL / CLASS E PREMISES
ATTRACTIVE CORNER POSITION - 557 SQ FT (51.74 SQ M)
59 Mansell Road, Shoreham-By-Sea, West Sussex, BN43 6GQ**

DESCRIPTION

The property comprises an open ground floor sales area with ancillary office area, kitchenette and single use W/C facilities to the rear. The shop benefits from a prominent corner position.

LOCATION

The property is situated within an attractive residential neighbourhood. It's location offers great visibility and accessibility making it an attractive space for occupiers looking to serve the local area. Near to the property is Middle Road Recreation Ground, Southlands Hospital and Shoreham Academy.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Sales Area	432	40.13
Ancillary Office / Storage Area	125	11.61
TOTAL	557	51.74

RENT

A commencing rent of £6,500 per annum exclusive of VAT and any other outgoings.

RATES

The current 2026 Rateable Value of the property is £3,800.

VAT

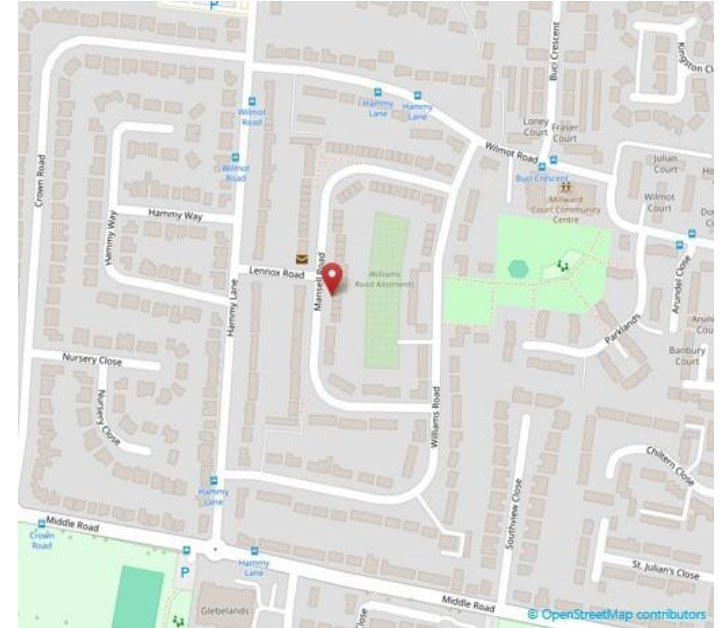
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



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