

# E CLASS PREMISES WITH GARAGE

# TO LET



**9 WINDMILL PARADE, OLD SHOREHAM ROAD  
SOUTHWICK, BN42 4QB**



01273 321 123

GSP.UK.COM

## Location

Situated in Windmill Parade and overlooking the main A270 Old Shoreham Road. Local traders include Flawless Hair & Beauty, Fortune Inn, Harrison Pharmacy and Londis.

## Accommodation

An opportunity to occupy this return frontage E class premises with forecourt area and rear garage which would suit a variety of commercial traders. The accommodation is configured over ground floor with open plan sales area, store room, rear garden, outside WC facility and garage.

Ground Floor Sales	288 ft <sup>2</sup>	26.7 m <sup>2</sup>
Store Room	138 ft <sup>2</sup>	12.8 m <sup>2</sup>
<b>Total Accommodation</b>	<b>426 ft<sup>2</sup></b>	<b>39.5 m<sup>2</sup></b>
Return Frontage	36'4	

## Terms

A new full repairing and insuring lease at a commencing rental of **£10,000 per annum** exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

**Rateable Value** £4,500

**EPC** E 117

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**

services not tested  
all measurements are approximate

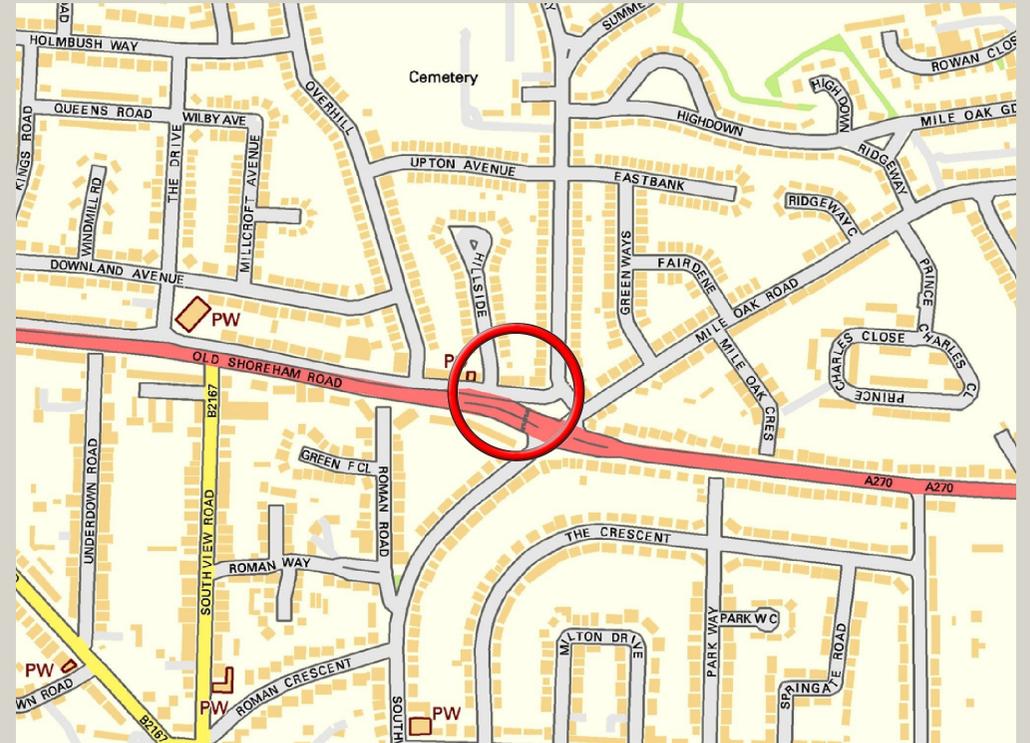
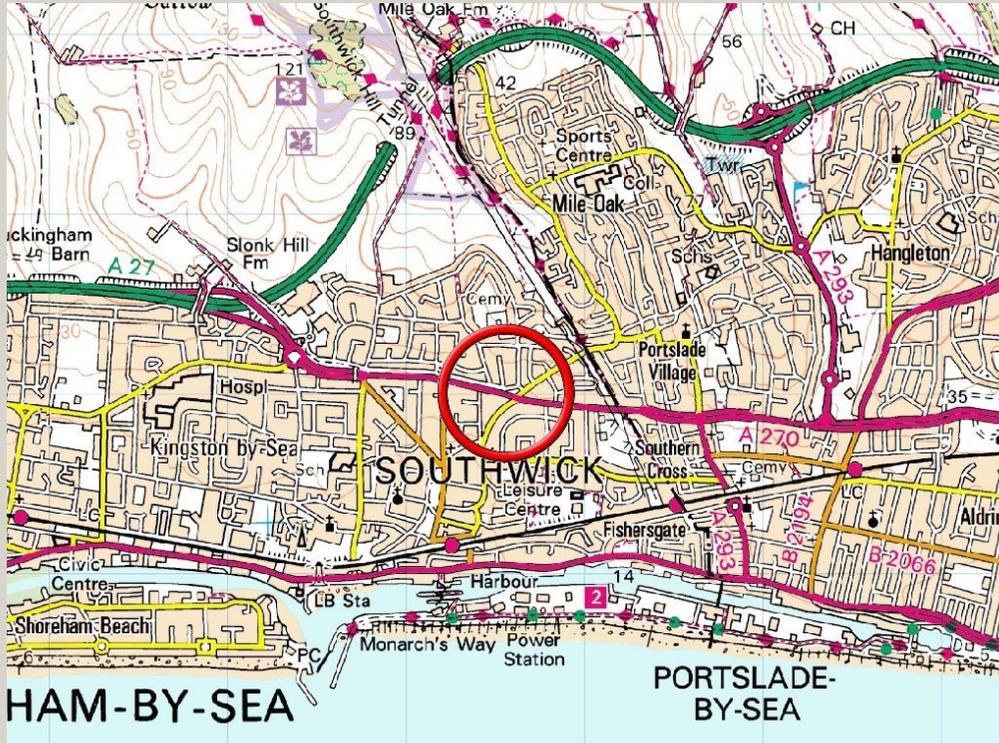


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