

Well Fitted, Coffee Shop To Let

5 Buckingham Road, Shoreham-by-Sea, BN43 5UA

Rent £9,800 PAX



LOCATION:

The Subject property is situated on the western side of Buckingham Road, Shoreham within the town centre & a stones throw from Shoreham Railway Station. Nearby occupiers include One Stop conveniences store, Shoreham News, The Crabtree Public House & Hyman Hill Estate Agents.

DESCRIPTION:

Attractive well fitted premises which has been trading as Kee's Kitchen since 2017. Comprising an internal seating area (15 covers), prep/ Kitchen area, rear storage & outside area in which the current tenant has seating for a further 8 people.

RENT:

£9,800 per annum exclusive of rates, VAT and all other outgoings.

DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Gross Frontage	13'8"	4.16 M
Net Frontage	11'11"	3.63 M
Sales Area	258 SQ FT	23.97 SQ M
Storage	64 SQ FT	5.95 SQ M
WC		
Forecourt		

LEASE:

Available by way of assignment of existing effective full repairing & insuring lease for a term of 6 years from 9 June 2017 at a rent of £9800 pax.

PREMIUM:

Offers invited in the region of £5,000 for this lease fixtures & fittings with Stock at Valuation.

RATES:

Rateable Value: Rateable Value £4,350
UBR APR 2019/2020 49.1p

EPC:

Certificate Reference Number: 0960-3947-0387-4870-4050

The energy efficiency rating for this property is G185 and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

The incoming tenant to make a contribution of £2,000 plus VAT towards legal costs of both the assignor & the landlord. An unconditional undertaking to be provided prior to the release of papers.

VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency



All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property's staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.