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55 High Street, Brighton, BN2 7HE

TO LET: CHARMING HIGH STREET PREMISES IN COASTAL ROTTINGDEAN

LOCATION



The property is situated on the western side of the High Street in the charming coastal town of Rottingdean. Predominantly a residential area, Rottingdean offers a vibrant mix of local, national, and independent businesses, including popular public houses, estate agents Fox & Sons and Mishon Mackay, as well as nationally recognized grocery stores Budgens and Tesco Express who benefit from a large car park conveniently located opposite the coast road.

The area has seen significant recent development, including the transformation of the former St Aubyns Preparatory School into the new Rottingdean Villages to the south. Just a 5-minute walk away is the newly renovated White Horses Hotel, offering 32 thoughtfully designed guest rooms and suites, further adding to the town's appeal.

Rottingdean benefits from excellent transport links via the A259 coast road, providing easy access to Brighton, approximately 4 miles to the west, and Eastbourne to the east.

Description:

Former Lloyds Bank Ground Floor premises located on the ground floor of an attractive character building, featuring an impressive central entrance and elegant double sash windows. The interior layout is predominantly open-plan, offering a spacious and flexible configuration.

The property benefits from a recently installed extraction system (removable at the landlord's discretion), a fitted WC facility, and a convenient rear parking space (available for an additional £1,000 per annum).

Key Features:

- Prime High Street Location in Coastal Rottingdean
- Charming Character Building
- Tailored Fit-Out Opportunities with Key Features
- Excellent Transport Links and Vibrant Local Community

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Main Trading/ Sales
Area54650.73Ground Floor Side Office/
Kitchen14413.38Total69064.11

Rent:

£16,000 per annum exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

Specifications:

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- . Charming Character Building
- . Tailored Fit-Out Opportunities with Key Features
- . Excellent Transport Links
- . Vibrant Local Community

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to



provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.







GET IN TOUCH
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