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55 High Street, Brighton, BN2 7HE

TO LET: CHARMING HIGH STREET PREMISES IN COASTAL ROTTINGDEAN

# LOCATION



## 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

## Rent:

£16,000 per annum

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs









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