



West Kiosk, Mariner Point, 83A Brighton Road | | Shoreham-
BN26 6AG | 01323 8142 600

WB
WARWICK BAKER
ESTATE AGENT



West Kiosk, Mariner Point, 83A Brighton Road | | Shoreham-By-Sea | BN43

£130,000

*** £130,000 *** or *** £7,000 per annum rent ***

SELF-CONTAINED OFFICE PLUS ALLOCATED
CAR SPACE
FOR SALE OR TO LET

A newly fitted out ground floor self-contained office located to the South side of Mariner Point, a development of mainly residential flats with commercial use on the ground floor. The property is located just to the East of Shoreham Town Centre and is in close proximity to public transport including Shoreham mainline railway station. The premises would suit other alternative uses subject to necessary consents.

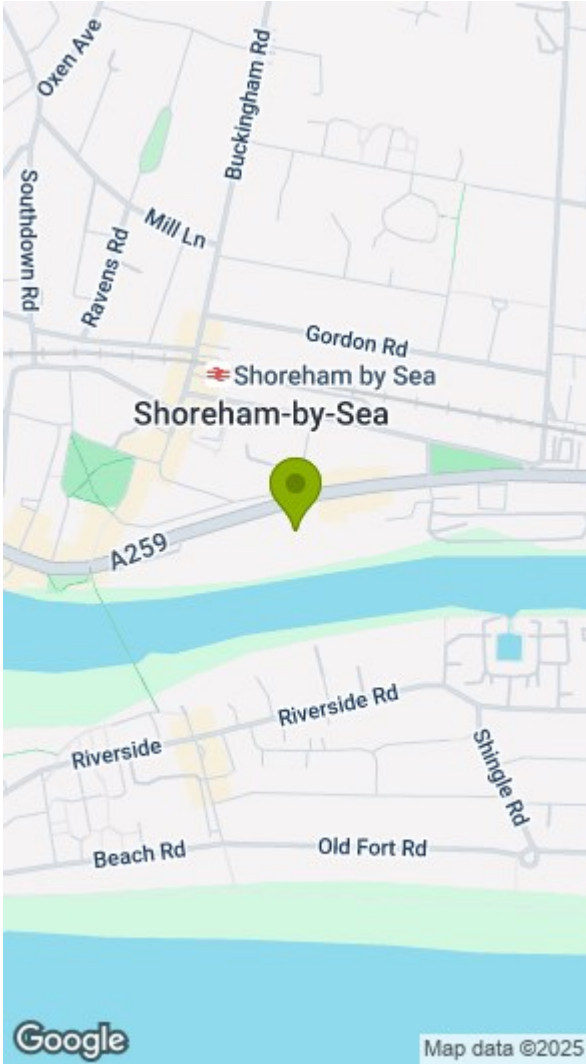
Office: Open plan with W.C, WHB. Mains electric, Water & drainage. Measurements: Of irregular shape measuring 5.2m x 5m in all approximately 33 sq.m
Business Rates: Awaiting Assessment (East Kiosk (identical size has a rateable Value of £3,950)

Lease: The premises are held on a 999 year lease subject to a peppercorn ground rent

Service Charge: % Based upon floor area
EPC: To be assessed
Allocated Car Space located at front of Mariner Point

Lease: The premises are available To Let for a term to be agreed at a rent of £7,000 per annum plus VAT
Alternatively, the premises are available For Sale:
Price: £130,000 +VAT

Viewing: Through Sole Agent
Warwick Baker Estate Agents Ltd.,
Contact Darren Baker
07711607055 or email
darren@warwickbaker.co.uk



Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	