

RETAIL WAREHOUSE

Last remaining unit to let
7,250ft² (674m²)
Non food retail warehouse

THE ORIGINAL
FACTORY SHOP

UNIT 1B
THE DROVE

LIDL SUPERMARKET



UNIT 1B
THE DROVE
NEWHAVEN
EAST SUSSEX BN9 0AG

SITUATED BETWEEN
LIDL & THE ORIGINAL FACTORY SHOP

NEARBY OCCUPIERS INCLUDE
HALFORDS, B&Q, PETS AT HOME
& McDONALDS

A development by

cross|stone
URBAN REGENERATION

UNIT 1B, THE DROVE NEWHAVEN, BN9 0AG

Last remaining unit to let
7,250ft² (674m²)
Non food retail warehouse



Location

Newhaven is located 10 miles east of Brighton on the A259 South Coast Road and 13 miles west of Eastbourne. Lewes is 8 miles away via the A26 which in turn links into the A27 and the national road network. The property is situated immediately to the south of A259 South Coast Road at the Junction with the A26 close to the ferry terminal and railway station. The town centre is within a few minutes walk. Other retail warehouse occupiers nearby include Sainsbury's, B & Q, Halfords and McDonalds.

Description

The unit is situated in the centre of a terrace of three retail warehouses and adjoins a new Lidl supermarket and The Original Factory Shop. There is a large surface car park providing shared parking for 92 cars.

Floor Area

7,250 sq ft (674 sq m) GIA

Planning

A1 (non food) retail.

Lease Terms

The property is available to let on a new lease for a minimum term of 15 years with 5 yearly rent reviews.

Rent

£75,000 per annum exclusive.

Rateable Value

A new assessment will be required for this property. All enquiries should be directed to Lewes District Council (01273 471600)

Energy Performance Certificate

The premises have an Energy Performance Rating of B(38). Full details are available on request.

Viewing

Strictly by appointment through sole joint agents



Oakley Commercial
Simon Forrest T 01273 627411
E simonf@oakleycommercial.com



Cradick Retail
Andy Morrish T 01892 707591
E amorrish@cradick.co.uk

