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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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# RETAIL WAREHOUSE

12,720 ft<sup>2</sup> / 1,182 m<sup>2</sup> + YARD / PARKING 20,000 ft<sup>2</sup>  
TO LET or LONG LEASE FOR SALE



**UNIT 5A, MERIDIAN SHOPPING CENTRE, MERIDIAN WAY**  
**PEACEHAVEN, EAST SUSSEX, BN10 8BB**

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Forming part of a well-known shopping centre in the seaside town of Peacehaven, which is situated to the east of the Brighton/Hove conurbation. The A259 coast road is nearby. There are large customer car parks and regular bus services serving the Centre. See attached location plan.

Occupiers include a 25,000 sqft Co-op supermarket, various other Co-op brands, Peacocks, Betfred, various independent retailers and the offices of Peacehaven Town Council. There is an adjoining leisure centre, industrial estate and school.

The modern premises were originally purpose built for the retail sale of DIY and garden centre products, and are currently occupied by East Sussex County Council as a public library (which will shortly move to a smaller unit within the centre). Approached from the main covered precinct, or via separate entrance from its own customer car park, the premises comprise two intercommunicating bays, with eaves height of 13'6 and 17'.

The accommodation is arranged as follows:

<b>ground floor</b>	originally open plan retail/showroom area including small loading bay, currently fitted as library, meeting rooms and ancillary areas	in all	<b>10,450 ft<sup>2</sup> / 970 m<sup>2</sup></b>
<b>mezzanine</b>	formerly retail, currently arranged as staff room/storage, male and female WCs	in all	<b>2,270 ft<sup>2</sup> / 210 m<sup>2</sup></b>
<b>TOTAL FLOOR AREA</b>			<b>12,720 ft<sup>2</sup> / 1,182 m<sup>2</sup></b>
<b>exterior</b>	fenced site, formerly hardstanding, display and parking for garden centre, currently part landscaped with remainder as parking and loading area	approx.	<b>20,000 ft<sup>2</sup> / 1,858 m<sup>2</sup></b>

measurements are approximate and gross internal

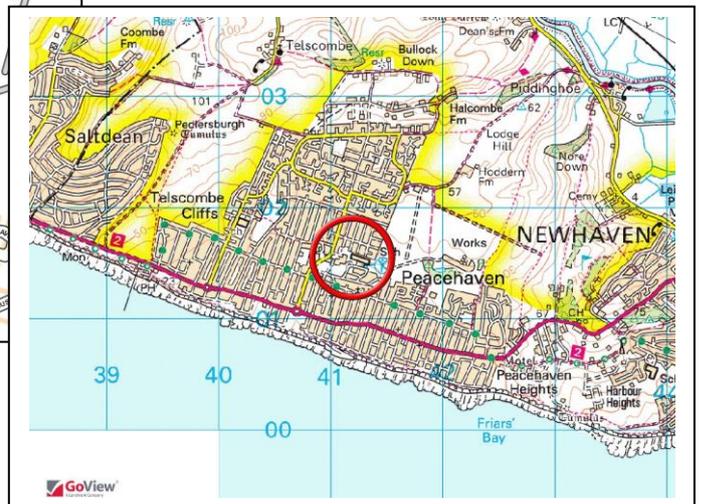
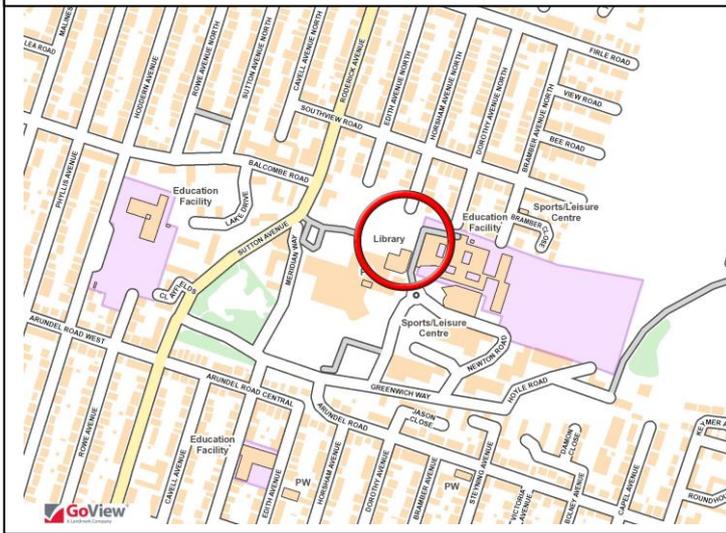
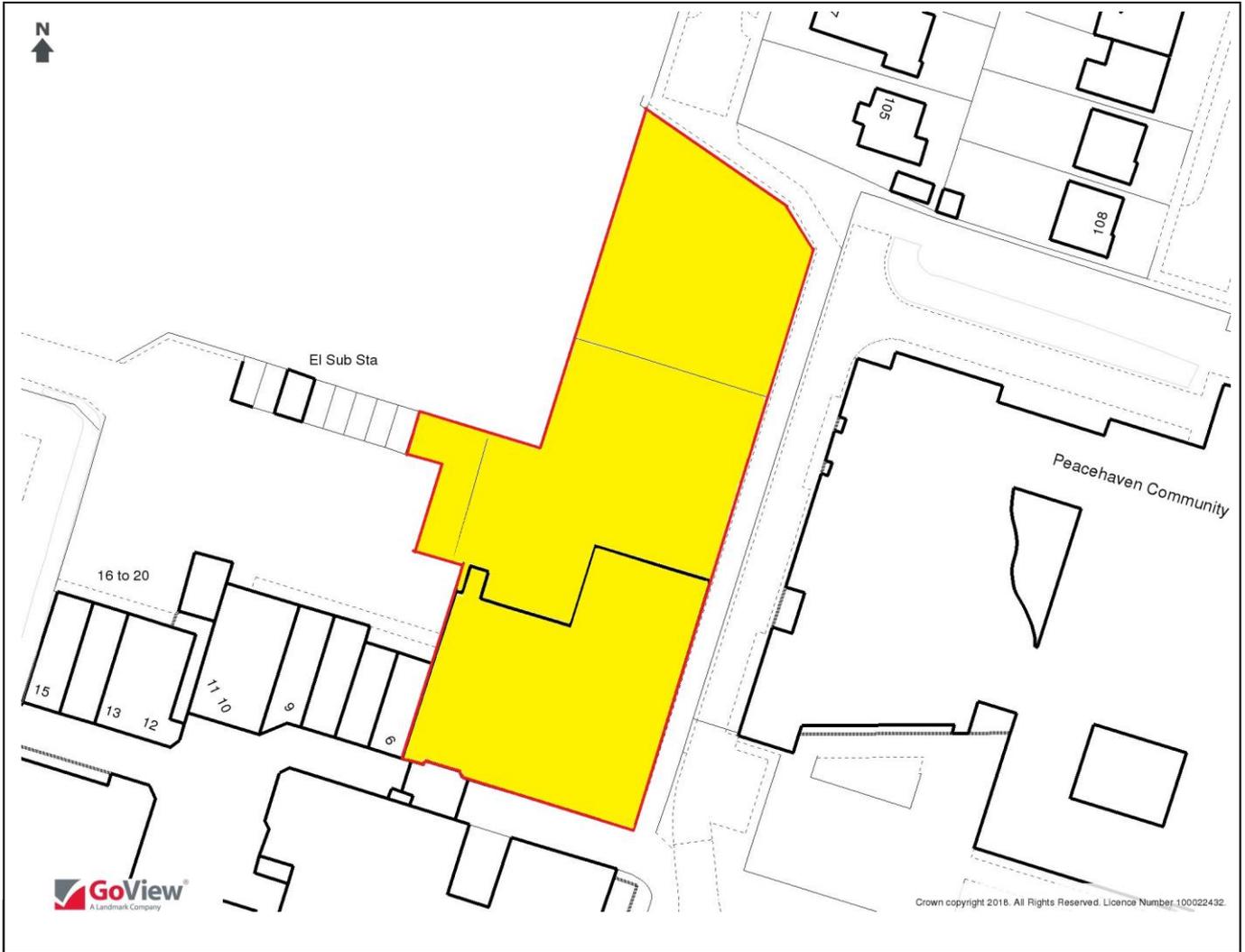
amenities and services not tested

Rateable Value: £82,500 (library and premises)      EPC Rating: C

The premises are held on an existing lease for a term of 125 years from 1 April 1983 at a present ground rental of £12,000 per annum, exclusive, subject to rent reviews at 7 yearly intervals (assessed to 15% of rack rental value excluding mezzanine).

The premises are being offered **TO LET** at a guide rental of **£85,000 per annum**, exclusive. Alternatively, our client will consider a sale of their long leasehold interest – offers invited on this basis.

Viewing by appointment with **SOLE LETTING AGENT, GRAVES SON & PILCHER LLP**



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