

**46 Shore Road,
East Wittering,
PO20 8DZ**

**EXPRESSIONS OF
INTEREST**

**LEASEHOLD
OPPORTUNITY**

****AVAILABLE EARLY 2024****

TO LET

**Offers in excess of
£2,500 pcm**

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STRIDE & SON

Established 1890

Available early 2024
a ground floor retail
unit in the heart of
East Wittering village
and approximately
200m from the
seafront.



36



1303
sq. ft.

DESCRIPTION:

A fabulous opportunity to acquire a prime commercial premises comprising a spacious ground floor shop in a sought-after location in the heart of the village of East Wittering village approximately 200m from the beach front.

THE SHOP:

A spacious and well-presented shop currently occupied by the Cat & Rabbit Rescue Centre and operated as a Charity Shop.

The shop comprises:

Main shop: 31'7 x 15.11

Rear shop: 23'6 x 15'2

Front shop facing Marine Drive: 37'8 x 8'3

Accessed from the rear shop is a kitchen area and WC.

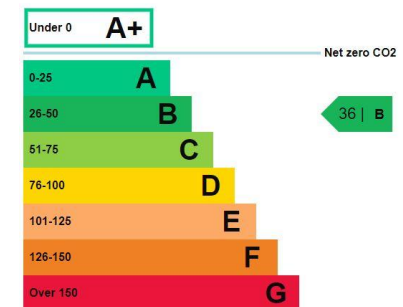
The property has parking for several vehicles on an area of hardstanding adjacent to Shore Road and there is further parking available to the rear of the building and accessed from a driveway to the east of the building.

TENURE: Leasehold

LEASE LENGTH: TBC

LEASE TERMS: Our client invites prospective tenants to tender their proposal for the unit. Changes of use will be considered and there is potential for restaurant use. Our client will consider all potential uses and welcomes all proposals for the site.

N.B. A two-bedroom flat with off road parking and a garden may also be available by separate negotiation.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



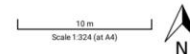
STRIDE & SON

46 Shore Road, East Wittering, PO20 8DZ



Produced on Aug 23, 2023.
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Plan not to scale – for identification purposes only.



LOCATION:

East Wittering is a highly regarded coastal village with a fantastic beach stretching along to West Wittering. East Wittering village has a vibrant friendly community with a good range of local shops, a modern medical and dental surgery, a wide choice of local pubs/restaurants and a good variety of cafes. The village is the home to three churches, along with pre and primary schools.

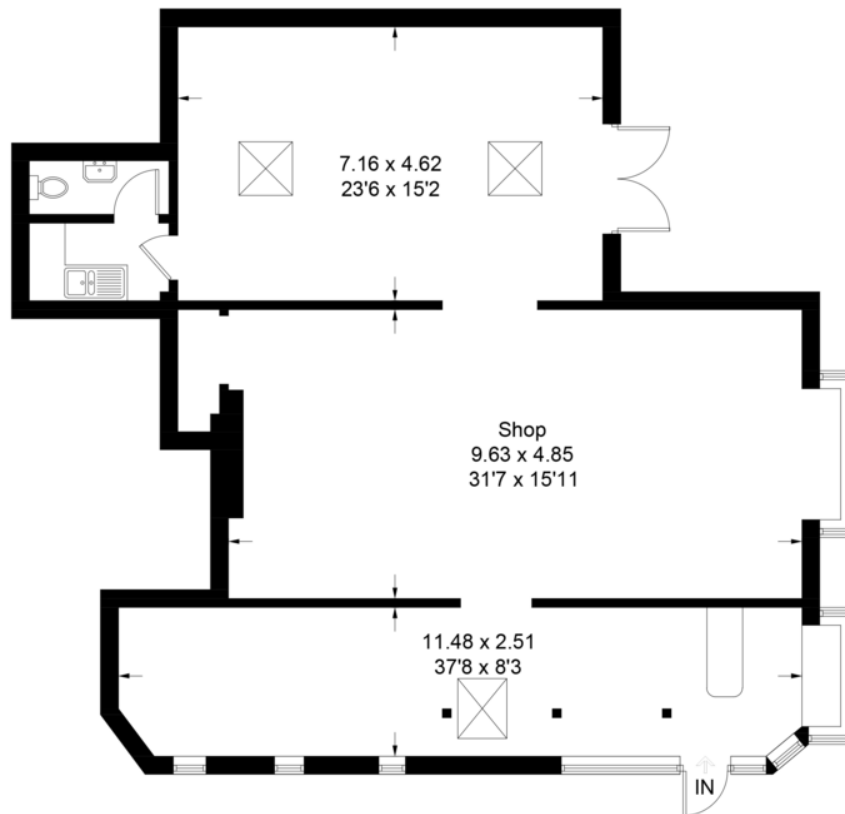
The main centre at Chichester is located some 8 miles to the north and offers an excellent range of independent shops as well as those with national brands, restaurants and bars. The renowned Festival Theatre and Pallant House Gallery are also in the city along with sports facilities, a leisure centre with swimming pool, several supermarkets and a train station with services along the coast and to London Victoria (1 hour 40 mins). Selsey is also just a short distance from Chichester Marina as well as the harbour and renowned Blue Flag beach at West Wittering whilst to the north lies the South Downs National Park with Goodwood's many facilities close at hand including golf course, leisure centre, motor racing track and renowned horse racecourse.

FLOORPLAN

44-46 Shore Road, PO20 8DZ

Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Emzo Marketing 2023. (ID930678)

DIRECTIONS

From the centre of East Wittering village, continue along Shore Road towards the seafront and turn right into Marine Drive, No 46 (Cat & Rabbit Rescue) will be found on the corner.

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