



RETAIL / OFFICE

1,311 Sq Ft
(122 Sq M)

FREEHOLD PRICE: £660,000
RENT: £40,000 Per Annum

Prominent Class E Premises Situated In The Historic Town Of Arundel

- + Freehold or Rental Opportunity
- + Situated in The Historic Town Of Arundel
- + Comprises of Basement, Ground & Mezzanine Floors
- + Vacant Possession Upon Completion
- + Double Fronted Retail Premises
- + May Suit Other Uses Subject To Planning
- + Well Presented Having Been Refurbished in 2022



Location

The historic town of Arundel with its castle and cathedral boasts well over 1000 years of history and enjoys an all year round tourist trade with a mixture of independent shops, contemporary art galleries, local and national restaurants and cafes. Arundel mainline railway station offers easy access to London and along the east and west coast whilst both the A27 and A29 trunk roads provides easy commuting. The cathedral city of Chichester is approximately 10 miles to the west, the town of Worthing and its popular seaside is 9 miles to the south and the city of Brighton and Hove approximately 20 miles to the east. The subject property is located along Tarrant Street close to the junction with the main High Street.

Description

The substantial double fronted retail premises comprises a main ground floor retail area, a basement which has been renovated throughout and is currently used for further seating or functions, and a mezzanine floor which is accessed via a wooden staircase and is used as office space (we understand received planning permission in the late 1980's). There are 2 small kitchenette areas and WC facilities throughout. Historically the premises has traded as an antiques showroom, art gallery and is currently a relaxing Scandinavian bakery and café. The property is of standard brick construction with a pitched tiled roof. The premises is configured as two adjoining retail units which have, over time, been knocked into one unit and benefits from superb 54ft single glazed window frontage, traditional stripped wooden flooring, spotlighting, ample single phase electrics, burglar alarm (not tested) and superb 13'3 ceiling height.

Accommodation

Floor / Name	SQ FT	SQM
Basement Function Room	475	44
Basement Storage	83	8
Ground Floor Retail Area	656	61
Mezzanine	97	9
Total	1,311	122

Terms

The property is available immediately on a new FR&I lease with terms to be negotiated and agreed or on a freehold basis with vacant possession provided upon completion.

Business Rates

According to the VOA website (Valuation Office Agency) the property has a rateable value of £24,500.

Summary

- + **Rent** - £40,000 per annum exclusive
- + **Freehold Price** - £660,000
- + **VAT** – We are informed that VAT is not to be charged on the quoting terms.
- + **Legal Costs** – Each party to pay their own legal costs incurred within this transaction
- + **EPC** – D 84

Viewing & Further Information

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