

146 The Street

Rustington Shopping Centre - one of West Sussex's best kept secrets...

Prominent south facing shop to let suitable for café and restaurant users

Accommodation

The premises is arranged over ground floor only offering the following approximate floor areas;

Floor areas (NIA)	sq ft	sq m
Ground Floor Sales	610	56.67
Ground Floor Ancillary	346	32.14
Total	956	89.01

Location

The property is situated in the heart of well-established Rustington Shopping Centre, which offers an attractive mix of multiple and independent retailers, cafés, restaurants and banks as well as 3 hours free public car parking. The property is located along South Side of The Street and benefits from a recently installed recessed shop front with external customer seating. The property is adjacent to **Truffles Bakery**, with other nearby occupiers including **Waitrose**, **Loungers**, **Specsavers**, **Cook**, **NatWest**, **Greggs** and **Costa Coffee**, amongst other established local independents.



Rates

The rates are to be re-assessed.

Rent

£22,500 per annum exclusive.

Legal costs

Each party is to be responsible for their own legal fees.

Tenur

A new full repairing and insuring lease is available on terms to be agreed.

Soin the line up

VAT

VAT will be chargeable on the rent.

EPC

Upon Request.

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