



**RETAIL / OFFICE /
MEDICAL**

453 Sq Ft
(42 SqM)

RENT: £6,000 Per Annum

Versatile Class E Premises In Popular Village Location To Let

- + Situated in Angmering Village
- + Nearby Occupiers Include Co-Op, The Lamb Public House, Fish & Chip Shop, Italian Restaurant & Host of Independent Retailers
- + Close To A259 & A27 Roads
- + Available By Way of A Lease Assignment or Sub-Let
- + Suit Variety of Commercial Occupiers (stpc)
- + Rare Opportunity - Viewing Highly Recommended



Location

The property is prominently positioned at the entrance to Angmering Village in a retail parade known as Church Hill. Other nearby occupiers include hairdressers, local convenience store, estate agents and a public house. Littlehampton town centre is situated approximately 2 miles to the west and Worthing approximately 6 miles to the east. Angmering is a large village located in West Sussex just to the south of the South Downs National Park and has a population just short of 8,000 people.

Description

A rare opportunity to lease a versatile retail / office premises in the picturesque village of Angmering. The property has in recent times traded as a veterinary surgery and would suit another medical type operator although a retailer or office occupier could also make use of this property. Accessed via pedestrian door the property is currently laid out with front waiting area / retail space with studwork partitions creating a treatment room and a rear storage / kitchen area. At the rear of the property is a fire escape which leads to a shared courtyard and access to an external WC. The property benefits from non slip flooring throughout, spot lighting, ample electrical points, electric heating and 12ft single glazed window frontage.

This is seen as a rare opportunity to acquire versatile commercial accommodation with relatively low overheads. Please note that a Veterinary practice would not be considered at these premises.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	208	19
Store	51	5
Kitchen	94	9
Treatment Room	100	9
Total	453	42

Terms

The premises are available by way of an existing lease for a term of 15 years from 24th January 2022 expiring 23rd January 2037. There are no break clauses within the lease. There are upward only market reviews in 2027, 2032 and 2037. The current passing rent is £6,000 Per Annum exclusive. A full copy of the Lease is available to serious applicants upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £6,000. Interested parties are asked to contact Arun District Council's Business Rates department to ascertain whether they are eligible for 100% small business rates relief.

Summary

- + **Rent** - £6,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - E(107)

Viewing & Further Information

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