



OFFICE / MEDICAL

647 Sq Ft
(60 Sq M)

RENT: £10,500 Per Annum

Ground & First Floor Commercial Premises in Historic Town of Arundel

- + Situated in the Heart of Arundel, Close to River & Arundel Castle & Cathedral
- + Suit Variety of Commercial Uses - Doctors, Dentist, Beauty etc
- + Available By Way of A Lease Assignment or Sub-Let
- + Attractive Passing Rent
- + Potential First Floor Living Accommodation
- + Parking Directly Outside The Property
- + Viewing Highly Recommended



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 River Road close to the junction with the main High Street.

Description

A rare opportunity to rent ground and first floor commercial space in the heart of Arundel Town Centre. The property comprises of a converted residential dwelling which for a number of years has been occupied by a veterinary surgery. The ground floor provides a main waiting room area with further door leading into an open and spacious treatment / consultation space. Internal stairs lead to a first floor level which is laid out as a bathroom, double bedroom and lounge / kitchen.

Externally the property has parking directly in front of the building. Immediately adjacent to the subject property is also a pay and display car park whilst surrounding roads have restricted parking.

Whilst the property cannot be utilised as a vets it could suit another medical based business or indeed an occupier in the beauty sector looking to take advantage of the low passing rent and attractive premises in one of Sussex's most sought after locations.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor – Waiting Room	190	18
Ground Floor – Treatment Room	192	18
First Floor – Lounge / Kitchen	151	14
First Floor – Bedroom	81	8
First Floor - Bathroom	32	2
Total	647	60

Terms

The property is available by way of a Lease Assignment for a term of 15 years commencing on 24th January 2022 and expiring on 23rd January 2037. The current passing rent is £10,500 Per Annum. The Lease does not provide any break clauses. There are upward only market rent reviews in 2027, 2032 & 2037. A copy of the Lease can be provided to serious applicants upon request.

Summary

- + **Rent** - £10,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Business Rates** - The Property Has A Rateable Value of £4,800. Small Business Rates Relief May Be Applicable (subject to tenant status)
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - E(103)

Viewing & Further Information

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