



RETAIL / OFFICE

595 Sq Ft
(55 Sq M)

RENT: £15,000 Per Annum

Ground Floor Retail Premises in Popular Village Location

- + Situated in Storrington, West Sussex
- + Nearby Occupiers Include One Stop Convenience Store, Costa Coffee, Carters of Storrington & The Post Office
- + Ready For Immediate Occupation
- + Suit Variety of Commercial Uses (stpc)
- + Open Plan Retail Accommodation with WC & Kitchenette To Rear
- + Viewing Highly Recommended



Location

The property occupies a highly desirable trading location along West Street in Storrington, which is large affluent village in the Horsham District lying at the foot of the north side of the downs. Nearby occupiers include Costa Coffee, Carters of Storrington & One Stop convenience store. Storrington is located just off the busy A283 cross country link road which connects Brighton in the East and Petersfield in the west. The A283 also links directly to the A24 north and southbound which is just a few minutes' drive away from the property. There is a large pay and display car park within a few minutes' walk from the subject property and the unit is also located on a popular bus route. The nearest towns are Worthing (10 miles to the south) and Horsham (15 miles to the north).

Description

The premises comprises of an attractive ground floor lock up retail / office premises which has recently been refurbished to a high standard. The accommodation, which could easily be separated into two spaces offers open plan, double fronted retail space with a small kitchenette and WC to the rear. The property benefits from pendant lighting, tiled flooring, ample electrical points and is ready for immediate occupation. The property would suit a variety of commercial uses, subject to obtaining any necessary planning consents.

A private parking space may be available under separate negotiation.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Office Area	595	55
Total	595	55

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £12,000. It is therefore felt that subject to tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Horsham District Council's business rates department to confirm their eligibility.

Summary

- + **Rent** - £15,000 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** - C(53)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Jake Collins

01903 251 600 / 07508 326 679
jake@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk