



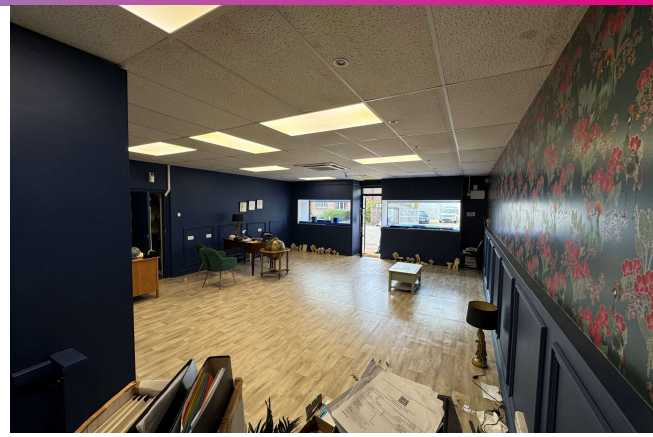
RETAIL / OFFICE

812 Sq Ft
(75 Sq M)

RENT: £13,000 Per Annum

Versatile Class E
Premises with
Attractive Lease
Terms Available

- + Situated in Popular Village of Rustington, West Sussex
- + Main High Street To Include Iceland, WHSmith, Tesco Express, Costa Coffee, Greggs etc A Short Walk Away
- + Available By Way of Lease Assignment Until April 2027
- + Suit Variety of Commercial Uses (stpc)
- + Unrestricted Parking To Front
- + Attractive 17'5" Window Frontage, Air Conditioning, CCTV, LVT Flooring All Included



Location

The property is situated in the heart of a well established shopping centre which offers an attractive mix of multiple and independent retailers, cafes, restaurants and banks, as well as public car parking. The property is located along Sea Lane just off the main High Street with nearby occupiers including Costa Coffee, The Works, Waitrose, Holland & Barratt and Superdrug. Rustington is a popular village in the Arun district of West Sussex, situated midway between the cathedral city of Chichester (14.5 miles west) and the city of Brighton & Hove (17 miles east). The nearest railway station is located at Angmering on Sea where regular services along the south coast and north to London (journey time of 1 hour 30 minutes) depart. The A259 coast road is located 0.25 miles from the subject property which also connects to the A27, A24 and A29 trunk roads.

Description

The property comprises of a well presented ground floor retail premises, largely of open plan nature with kitchen and a WC facility. The property benefits from superb 107'5" toughened glass window frontage, LVT flooring throughout, ample electrical points, air conditioning (not tested), burglar alarm and has suspended ceiling with inset LED lighting. The property also contains a floor bolted safe and security window grills to rear. At the rear of the property there is a rear fire door which leads to the shared garage compound with unallocated parking. The property benefits from Class E usage and therefore would be suitable for a variety of tenants, subject to gaining the Landlords consent.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	573	53
Kitchen	45	4
Secondary Retail Area	109	10
Rear Storeroom	85	8
Total	812	75

Terms

The property is available by way of a Lease Assignment until 6th April 2027 at a current passing rent of £13,000 per annum. There are no further break clauses or rent reviews within the duration of the lease. A copy of the lease is available to interested parties upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £9,400. It is felt that subject to Tenant status 100% small business rates relief may be applicable. Interested parties are asked to contact Arun District Council to confirm what relief is available to their respective business.

Summary

- + **Rent** - £13,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** – B(40)

Viewing & Further Information

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