



**154 THE STREET RUSTINGTON, LITTLEHAMPTON, BN16
3DA**

SUBJECT TO VACANT POSSESSION - RETAIL / RESTAURANT TO LET
3,617 SQ FT (336.03 SQ M)



Summary

Prime Retail unit – To Let 2,153 sq ft
(200 sq m) Ground Floor and 1,464
sq ft (136 sq m) First Floor

Available Size 3,617 sq ft

Rent Rent on application

Rateable Value £48,750

EPC Rating Upon enquiry

- Suitable for a variety of uses
- Double Fronted unit
- Available on new lease

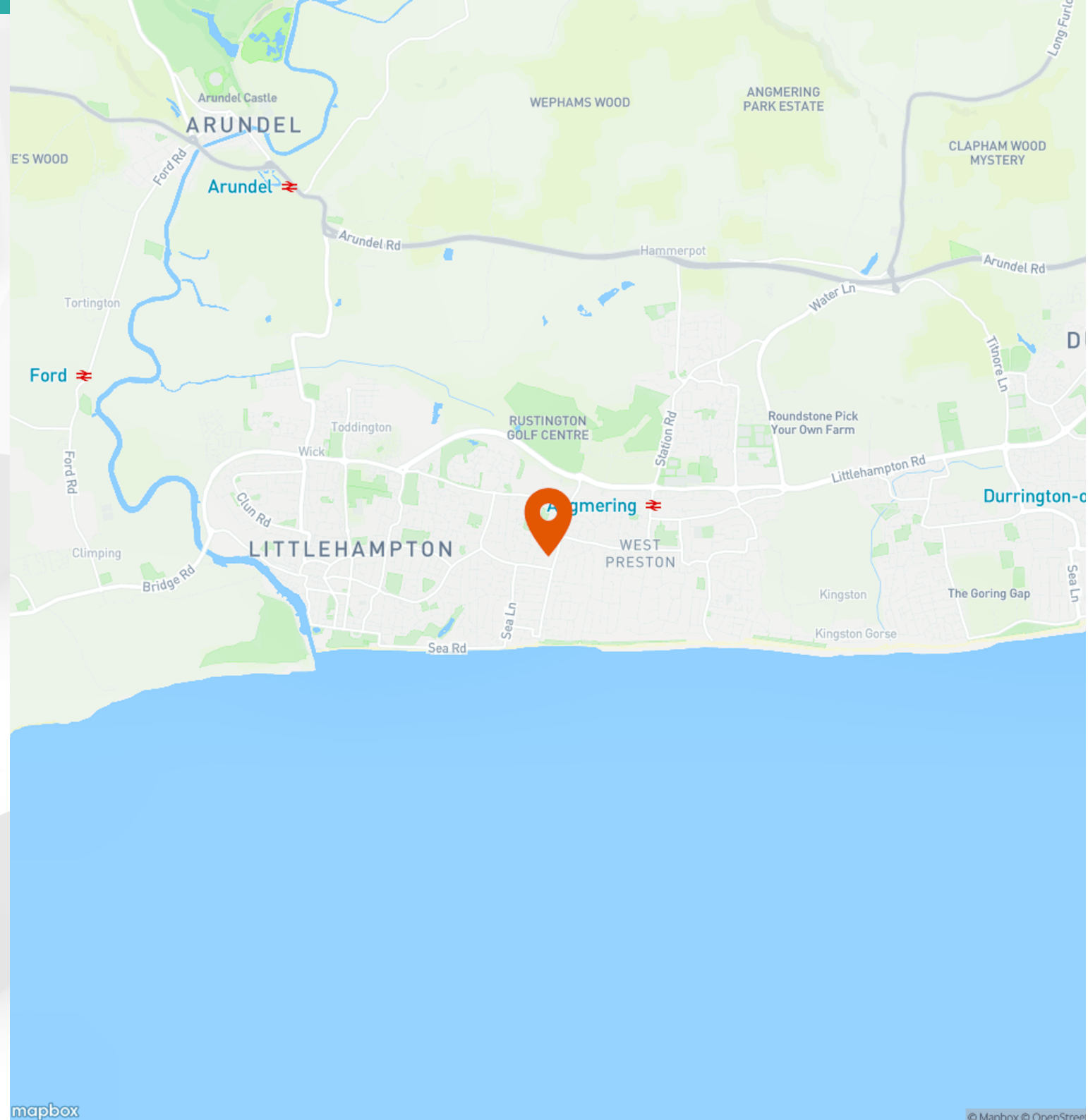


Location



154 The Street Rustington,
Littlehampton, BN16 3DA

Rustington is a thriving and well-established village with over 80 shops, restaurants and bars. The centre has a balanced tenant line up offering a variety of local boutique occupiers and national multiples including Waitrose, Loungers, Waterstones, Turners Pies, Greggs, Iceland, Specsavers and Superdrug. The centre has 3 hours free car parking.



Further Details

Description

The premises comprise a commercial unit, arranged to provide ground floor retail space and first floor offices / storage.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,153	200.02
1st	1,464	136.01
Total	3,617	336.03

Terms

Subject to vacant possession the premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Planning

The unit benefits from a Class E use.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Viewings

Viewings via joint agents:

Tim Clark tclark@vailwilliams.com 07584 214662

Duncan Marsh dmarsh@shw.co.uk

Charlie Taylor charlietaylor@sprrg.co.uk



Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214662



**Vail
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