

91 High Street, Selsey, PO20 0QL

To Let £13,500 PAX



TO LET

Ground Floor Lockup  
Shop

EPC: C

T:01903 234343  
[www.sprattandson.co.uk](http://www.sprattandson.co.uk)  
[info@sprattandson.co.uk](mailto:info@sprattandson.co.uk)

spratt&son

estate agents and chartered surveyors



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## LOCATION

The premises is situated on the Selsey High Street, within walking distance of all High Street amenities and eateries including the popular Boulevard café, two Co-op stores, and dream fitness gym. The property is exposed to high levels of vehicular traffic and pedestrian footfall due to its prominent location on the busy Selsey High Street and is easily accessible via the B2145 trunk road which leads to Chichester.

## DESCRIPTION

An excellent opportunity to occupy an E Class premises located on the Selsey High Street. The premises, which are considered suitable for a variety of different users, comprise a good sized retail area of approximately 1760 sq ft.

## LEASE

The premises are available with the benefit of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

£13,500 per annum

## VAT

We are advised that VAT is not payable



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*We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.*

## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

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## ACCOMMODATION

Main retail area: **1760 sq ft**

## EPC

**RATING: C 51**

**Certificate No: 7171-6510-0892-2615-3062**

Copies of the EPC's and Recommendation  
Reports are available upon request.

## BUSINESS RATES

Rateable Value: £11,250

We would recommend any interested parties  
make their own enquiries as to the Rates  
Payable. Businesses may be entitled to some  
small Business Rate Relief, for further details  
please contact Worthing Borough Councils rates  
department on 01903 221061.



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