



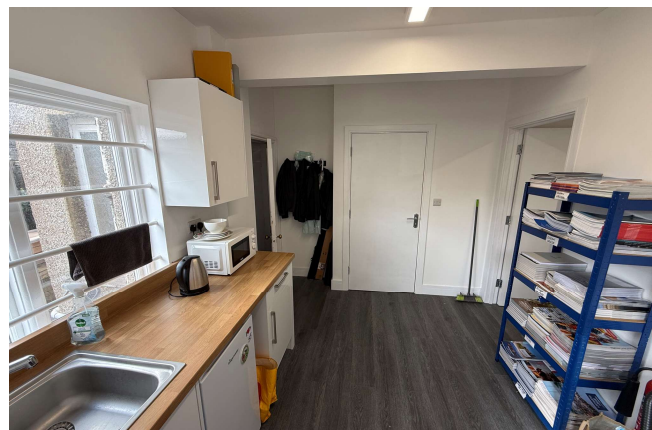
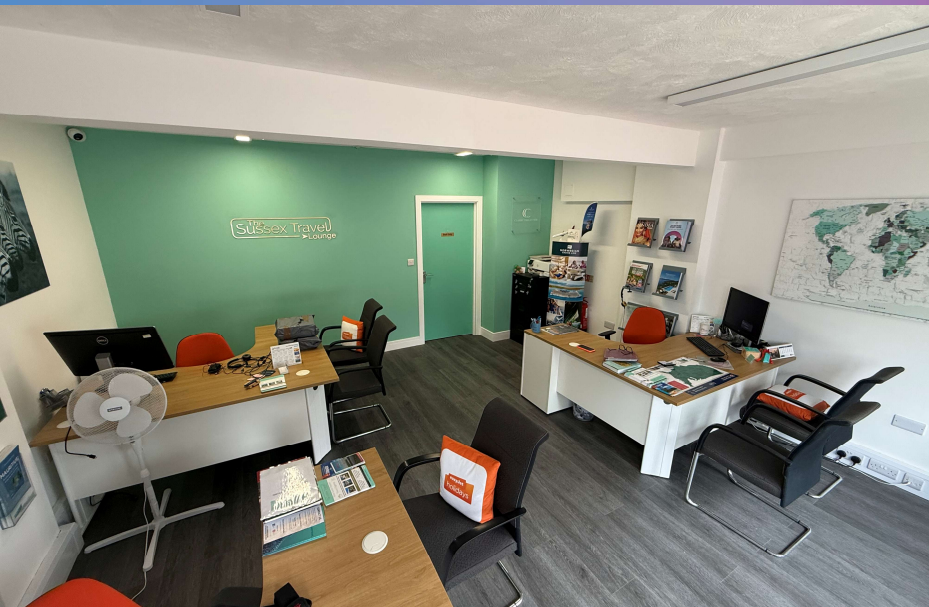
**RETAIL / OFFICE /
MEDICAL**

**475 Sq Ft
(44 Sq M)**

RENT: £13,950 PER ANNUM

**Versatile and Well
Presented Class E
Premises With Two
Allocated Parking
Spaces To Let**

- + Situated In A Prominent Location In Popular West Sussex Village
- + Nearby Occupiers Include Costa Coffee, Waitrose & Partners, One Stop Convenience Shop & A Host Of Independent Retailers & Office Occupiers
- + Suit Variety Of Commercial Occupiers (subject to any required planning consents)
- + Well Presented Throughout
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

The premises are located in a prominent position within the heart of the village of Storrington in West Sussex. The area provides an excellent mix of occupiers including Costa Coffee, Boots, Waitrose & Partners, One Stop Convenience Store and a host of independent retailers and office occupiers. Storrington itself is a large village at the foot of the South Downs being approximately 10 miles to the North of the popular seaside town of Worthing and approximately 13 miles South of the district town of Horsham. The nearest railway is located at Pulborough approx. 5 miles to the North where services to London (journey time of 1hr 10 mins) and other towns can be boarded.

Description

An opportunity to lease a ground floor class E premises which is presented to the market in excellent condition throughout.

Accessed via pedestrian front door the property is currently laid out as front retail area with rear kitchen, private office and WC. The premises benefits from LVT flooring, LED lighting, perimeter trunking for data and power, 15' single glazed window frontage and with potential for electric heating & CCTV to be installed by a Tenant (if required). At the rear of the property there is a small enclosed garden, whilst at the front there is allocated off road parking for a approx. 2 vehicles.

This is an opportunity for a business to acquire superb premises within a prominent location with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	295	27
Kitchen / Store	97	9
Office	83	8
Total	475	44

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 current rateable value of £9,300. It is therefore felt that small business rate relief may be applicable depending on a business's status.

Interested parties are asked to contact Horsham District Council direct to ascertain what relief is available to them.

Summary

- + **Rent** - £13, 950 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(58)
- + **AML** - In accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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