



TO LET
£20,000 PAX

61/63 High Street, Steyning BN44 3RE

- Ground Floor retail premises
- EPC: D
- 1,002 sq ft

LOCATION

The property is situated in an excellent location in the centre of Steyning High Street, nearby occupiers include Truffles Bakery, Oxfam, St Barnabas charity, The Sussex Grocer & GWCA solicitors.

Steyning is accessed off the A283 that connects to A27 to the south and the A24 to the north.

DESCRIPTION

Grade II listed property comprises a retail area, along with multiple rooms at the rear of the property that could be used as offices or storage and two WC's.

RENT

Asking rent of £20,000 per annum exclusive.

LEASE

A new Sub-Lease available for a term expiring no later than 7th March 2029.

Lease to be outside the security of the Landlord and Tenant Act 1954.

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

D 84

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



Ground Floor

Retail area	581 sq ft
Office/storage	421 sq ft
2 x WC	

APPROXIMATE TOTAL AREA 1,002 sq ft

BUSINESS RATES

Rateable Value: £16,750

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 Adur Borough Councils rates department on 01273 263111

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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