



**RETAIL / OFFICE**

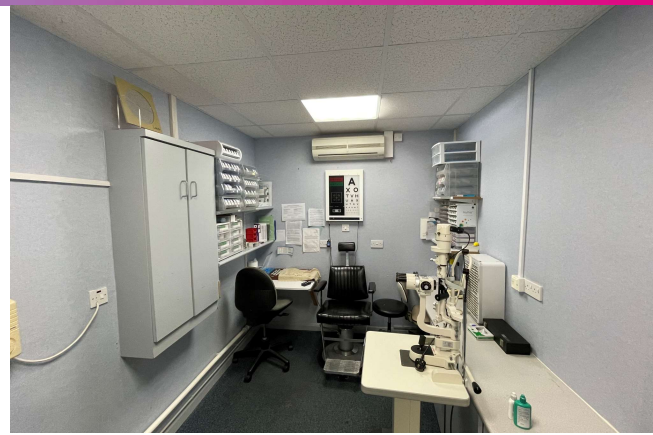
555 Sq Ft  
(51 Sq M)

**RENT: £17,350 Per Annum**

## Prime Class E Unit in Well Established Shopping Parade on Short Lease

- + Situated in Popular Rustington, West Sussex
- + Nearby Occupiers Include The Works, Costa Coffee, Superdrug, Hays Travel & Tesco Express
- + By Way of Lease Assignment Until March 2026
- + Open Plan Accommodation Providing Tenant Fit Out Flexibility
- + Suit Variety of Commercial Uses (stpc)
- + Available For Immediate Occupation





## 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 in a prime position along The 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 rear kitchen and a shared WC facility. The property benefits from a 10'4" double glazed window frontage, carpeting throughout, ample electrical points, air conditioning (not tested), burglar alarm and has suspended ceiling with inset LED lighting. At the rear of the property there is a rear fire door which leads to the shared WC.

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	409	38
Office / Treatment Room	88	8
Kitchen	58	5
<b>Total</b>	<b>555</b>	<b>51</b>

## Terms

The property is available by way of a Lease Assignment until 23rd March 2026 at a current passing rent of £17,350 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 £14,750. Interested parties are asked to contact Arun District Council to enquire as to what business rates relief may be applicable to their business.

## Summary

- + **Rent** - £17,350 Per Annum Exclusive
- + **VAT** - Is To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – D(96)

## Viewing & Further Information

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