

4 The Pantiles, Ferringham Lane, Ferring,
West Sussex, BN12 5JE



RETAIL / OFFICE

1,269 Sq Ft
(118 Sq M)

RENT: £16,750 Per Annum

**3 Storey Class E
Premises in Village
Location with
Unrestricted
Parking To Front**

- +
- Available For Quick Occupation
- +
- Situated in Neighbourhood Shopping Parade in South Ferring
- +
- Suit Variety of Commercial Uses (stpc)
- +
- Flexible Lease / Licence Terms Available
- +
- Free Parking To Front
- +
- Viewing Highly Recommended



Location

Ferring is a thriving village with a large residential element, situated approximately 5 miles west of the seaside town of Worthing. The premises form part of a small neighbourhood shopping parade in the centre of South Ferring just a stones throw from the popular seafront and greensward. The popular seaside town of Worthing is approx. 3 miles to the east, the Cathedral city of Chichester is 18 miles to the west and the market town of Horsham 18 miles to the north. The nearest railway station with its regular services along the coast and north to London Victoria (90 minutes) is located at Goring-By-Sea which is a 1 mile to the north.

Description

An excellent opportunity to lease the whole of a mid-terrace three storey building situated within popular South Ferring. The property which is considered suitable for a variety of commercial uses is available with quick occupation. Formerly trading as a beauty salon the ground floor is currently laid out with open plan sales area with studwork partition treatment room located at the rear. The ground floor benefits from laminate flooring, spot lighting, ample electrical points and superb 17ft window frontage.

The upper parts are not self contained and are accessed via stairs to the rear. The first floor has a series of cellular rooms with separate kitchen and WC. The second floor has two further rooms and a small storage area. The Landlord would allow sub-letting of the upper floors if required.

To the front is unrestricted off road parking whilst the location also benefits from good transport links.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor	552	51
First Floor	476	44
Second Floor	241	23
Total	1269	118

Terms

The property is available by way of a new lease with terms to be negotiated and agreed.

Business Rates

According to the Valuation Office Agency (VOA) the property has a Rateable Value of £8,400. Interested parties are asked to contact Arun District Council on 01903 737752 to ascertain if any business rates relief or discount can be applied.

Summary

- + **Rent** - £16,750 Per Annum exclusive
- + **VAT** – Not to be charged on the rent
- + **Legal Costs** – Each party to pay their own
- + **EPC Rating** – D87
- + **Agents Note** – The Lease is to be excluded from the Landlord & Tenant Act 1954.

Viewing & Further Information

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