



**15 CHURCHILL PARADE, THE STREET, RUSTINGTON,
WEST SUSSEX, BN16 3DE**

RETAIL TO LET

8,333 SQ FT (774.16 SQ M)



**Vail
Williams**

Summary

Prominent Retail Unit to Let

Available Size	8,333 sq ft
Rent	£80,000 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.
Rateable Value	£78,000 from 01.04.26
EPC Rating	D (89)

- Prominent south facing unit
- 3 hours free parking – approx 400 spaces
- Suitable for alternative uses
- Car parking immediately in front of the unit
- The unit backs directly onto car park with access



Location

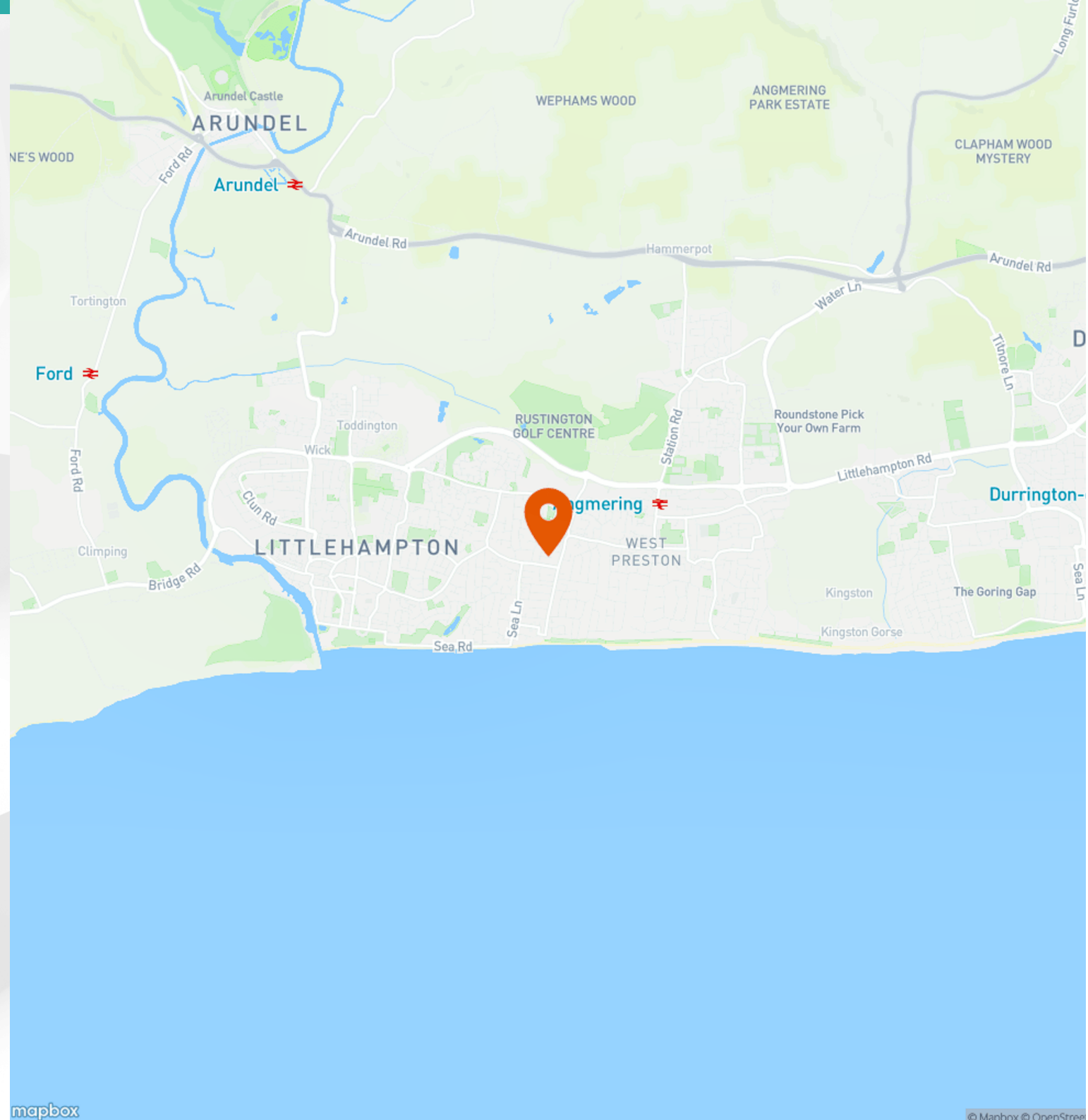


15 Churchill Parade The Street, Rustington, West Sussex, BN16 3DE

Rustington is centrally situated on the West Sussex coast almost midway between Chichester and Brighton.

Rustington benefits from extensive and balanced tenant line-up offering a variety of local boutique occupiers and national multiples including Waitrose, Loungers, Costa Coffee, Turners Pies, Waterstones, Cook, Iceland, Specsavers and Superdrug.

Rustington is a thriving and well established village showcasing over 80 shops, restaurants and bars. The Rustington Centre also offers 3 hours of free parking.



Further Details

Description

A prominent south-facing retail unit which is available for a variety of uses and arranged over ground and first floors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	4,049	376.16
1st - Floor	4,284	398
Total	8,333	774.16

Viewings

Strictly by appointment through the joint agents.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

Legal Costs

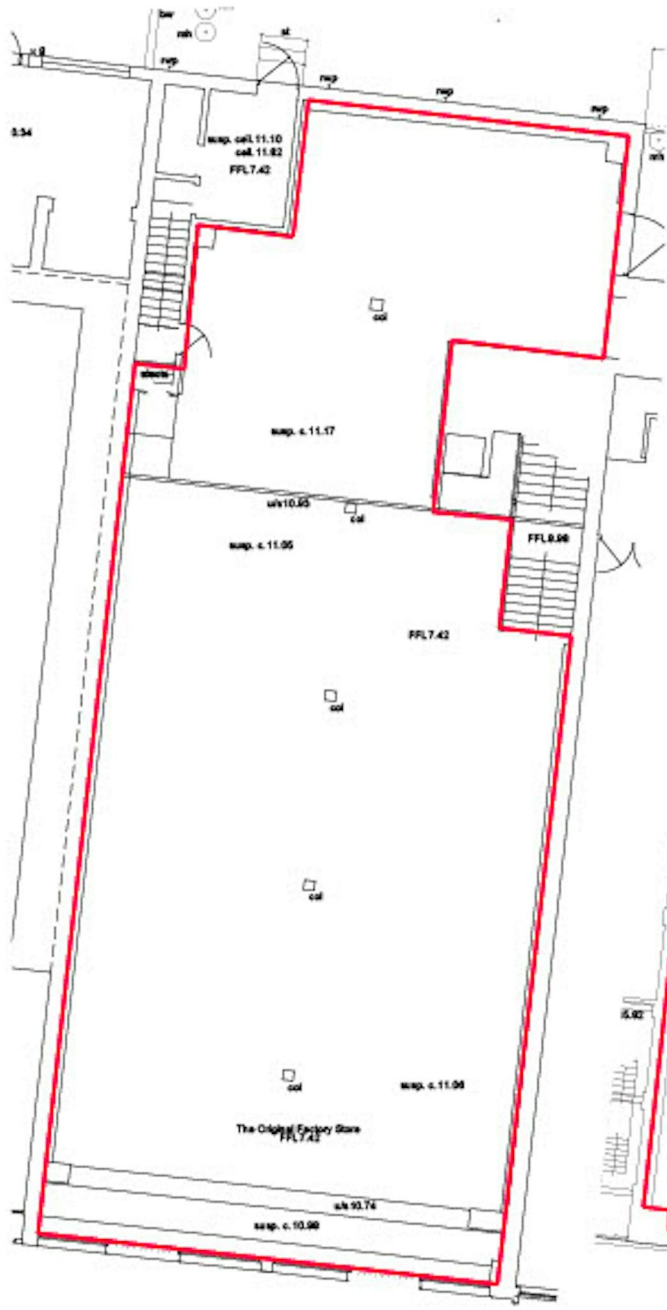
Each party to be responsible for their own legal costs incurred in the transaction.

AML

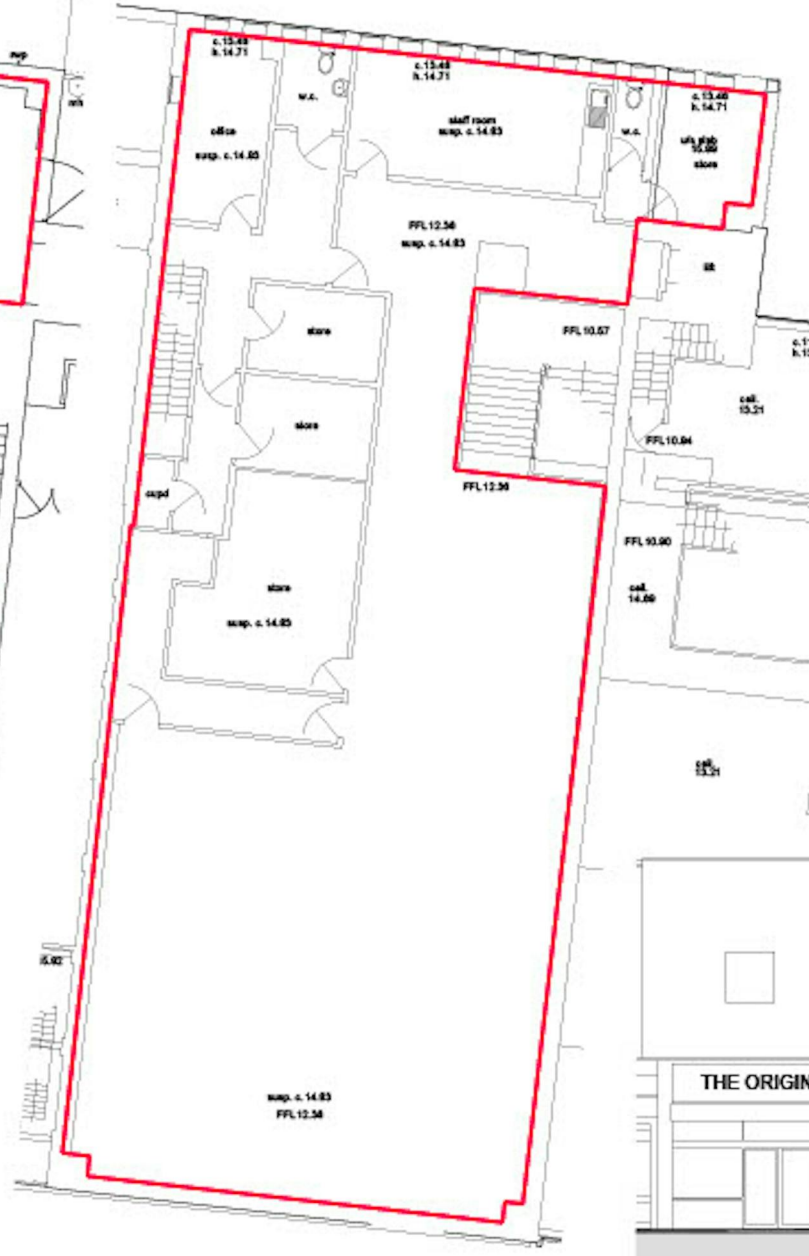
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

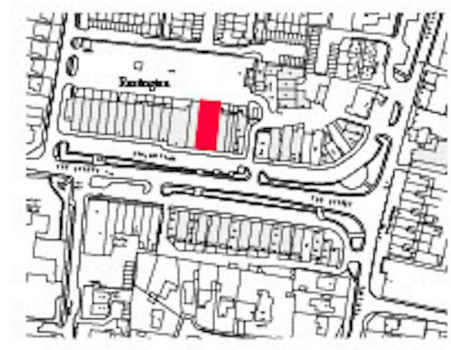
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



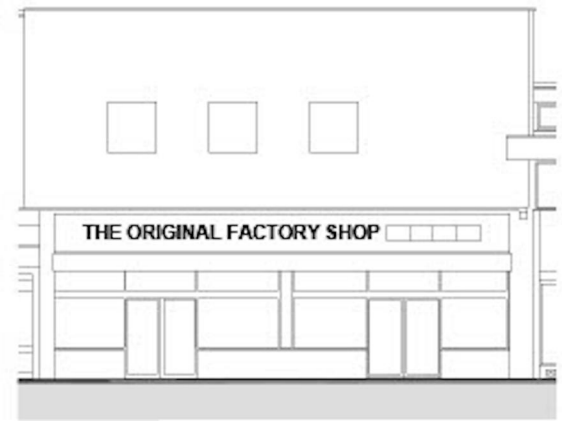
GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



KEY PLAN 1:2500



FRONT ELEVATION 1:100

NOTES
 DRAWING BASED ON TOPOGRAPHICAL SURVEY INFORMATION PROVIDED BY SHERIDAN SURVEYS, JOB REF. 13154, DATED DECEMBER 2012.
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 BUILDING DIMENSIONS SHOWN INDICATIVELY ONLY AND IS SUBJECT TO VERIFICATION.

REV	DATE	DESCRIPTION	DR	CHK
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EXISTING GROUND / FIRST FLOOR PLAN, FRONT ELEVATION & KEY PLAN

PLANNING STATUS: PRELIMINARY

15 CHURCHILL PARADE, THE STREET RUSTINGTON WEST SUSSEX

DATE: SEPTEMBER 2016	DRAWN: TJO
SCALE: 1:300 & 1:2500	DATE CHECKED: SEPT 2016
6566	015



Enquiries & Viewings



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