



**RETAIL / OFFICE**

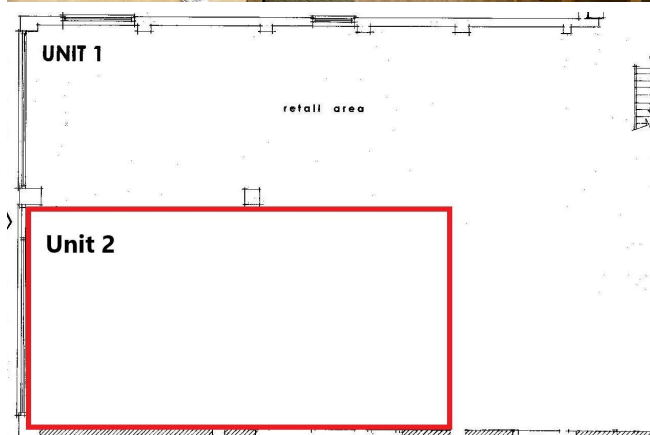
1,296 Sq Ft  
(120 Sq M)

**Rent: £22,000 Per Annum**

Prominent Retail /  
Office Premises To  
Let with Parking To  
Front In Busy  
Village Setting

- + New Flexible Lease Terms
- + Suit Variety of Commercial Uses (stpc)
- + Well Presented
- + Other Nearby Occupiers Include Hair Salon, Vets Practice, Coffee Shop, Deli & Farm Shop
- + Superb 23ft Window Frontage
- + Popular Ferring Village Location





## Location

The property is located on a very prominent corner position on the junction of Ferring Street and Sea Lane a local shopping parade in the heart of Ferring village. Other occupiers within the immediate vicinity include Co-Op, Ferring Dental Surgery, Ferring Vets, Kingsley Group and a variety of independent retailers, restaurants and office occupiers. Ferring is an affluent village in the Arun district with easy access to the A259 & A27 roads. 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.

## Description

An opportunity to lease part of a former car sales showroom in the popular village of Ferring, West Sussex. Currently the space is used by a charity for offices and day care services but could be made more open plan to provide a retailer, restaurateur or office user with bespoke space for their use. The property benefits from 23ft window frontage, suspended ceiling with LED lighting, part laminate flooring / part carpeted, ample electrical points, air conditioning (not tested). Externally the property benefits from allocated parking spaces to front. Surrounding roads also offer unrestricted parking.

## Accommodation

	SQ FT	SQM
Front Office / Retail Area	562	52
Middle Area	613	57
Office	121	11
<b>Total</b>	<b>1296</b>	<b>120</b>

## Planning

The property is currently used as offices however its historically traded as a car dealership. It is therefore felt a variety of commercial uses could be considered subject to gaining the necessary planning consents. Interested parties are asked to make their own enquiries with the local planning office prior to arranging any internal inspection.

## Business Rates

According to the VOA (Valuation Office Agency) the entire property has a rateable value of £15,250. It is likely that the property will be re-rated in due course. Interested parties are asked to contact Arun District Council on 01903 737752 to ascertain if any business rates or discount can be applied.

## Summary

- + **Rent** - £22,000 per annum
- + **VAT** - To be charged on the rent
- + **Legal Costs** - Each party to bear their own
- + **EPC** - B49
- + **Agents Note** - The property could be increased into a larger 1549 Sq Ft premises if required. Further details available upon request.

## Viewing & Further Information

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