

FOR SALE / TO LET

**SINGLE STOREY CLASS E PREMISES
SITUATED ON A BUSY THOROUGHFARE
26.01 SQ M (280 SQ FT)**

30B West Street, Storrington, West Sussex, RH20 4EE



Location

Storrington is a village within the South Downs, situated on the A283, with easy access to the A24. Worthing is approximately 9 miles to the south and Horsham approximately 15 miles to the north-east. The property is located on the busy West Street (A283) thoroughfare through the village.

The property is in an excellent trading location, with a laneway close by that leads directly to one of the village's main car parks. Nearby occupiers include a travel agents, a care home agency, an Indian restaurant and Esso/Tesco Express.

Description

The premises are currently configured to provide an open plan retail/salon area, together with a separate rear store and kitchenette which leads into a WC.

Specification

- Wooden floors
- Mounted LED lighting
- Air conditioning cassette
- Car parking space which can be double-parked
- Rear yard/garden area

Accommodation

The accommodation comprises the following approximate net internal areas:-

Description	Size sq m	Size sq ft
Total	26.01	280

Tenure

The property is available either by way of a sale of the freehold interest or by way of a new lease on terms to be agreed.

Price

Offers in the region of £100,000

Rent

£10,000 per annum exclusive.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

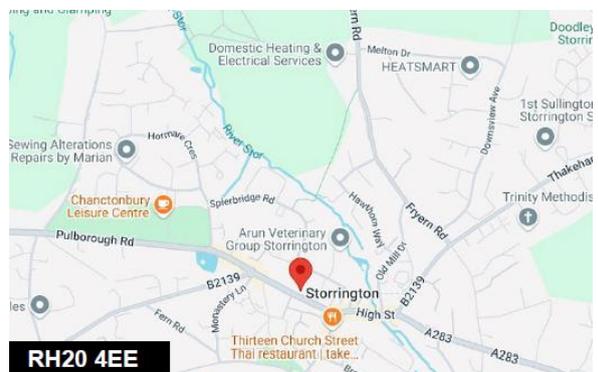
Each party to be responsible for their own legal costs.

Business Rates

Rateable Value of £5,600 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief.

EPC Rating

Upon enquiry



Viewing & Further Information



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