



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

RETAIL TO LET

8,333 SQ FT (774.16 SQ M)



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

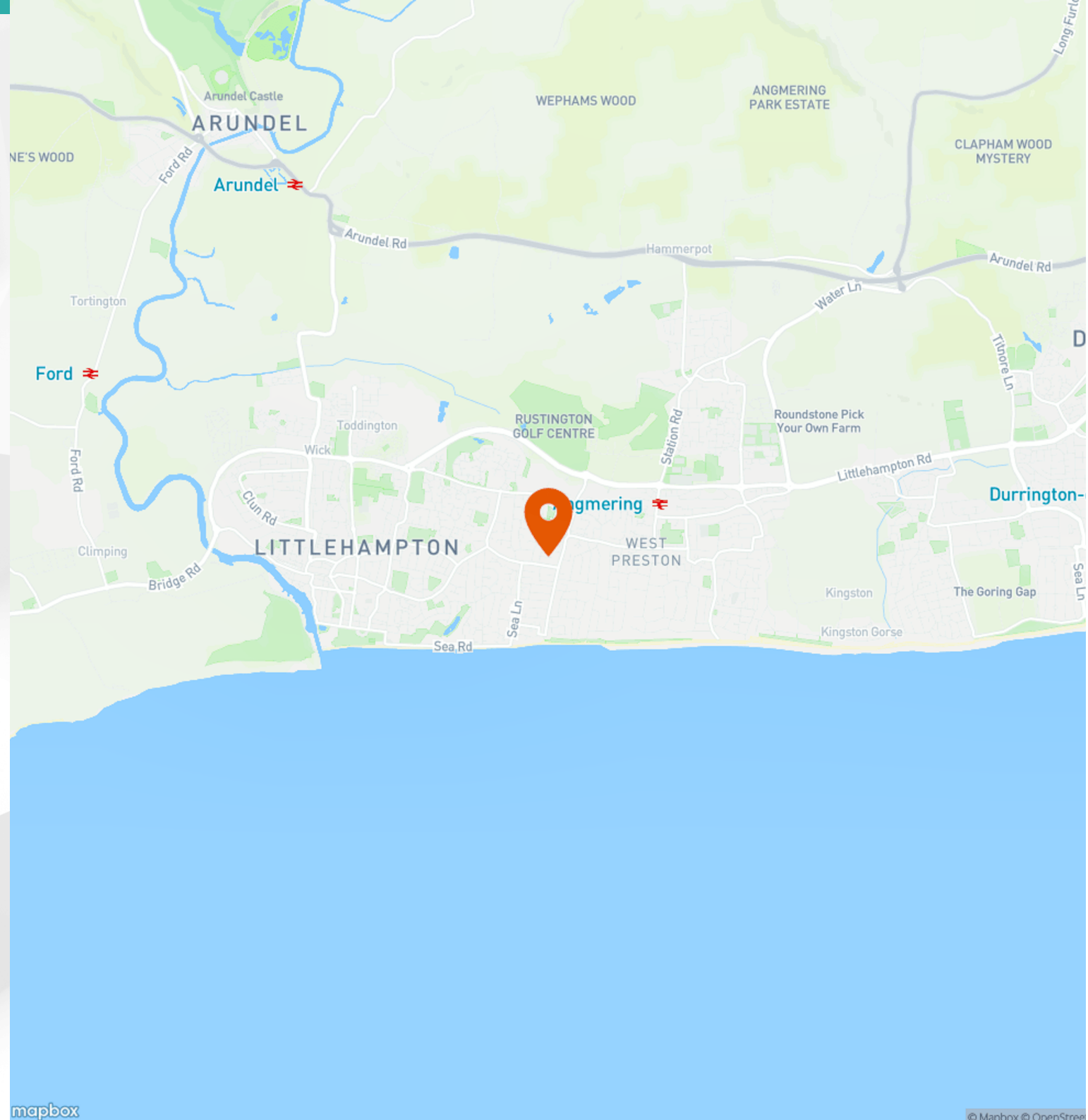


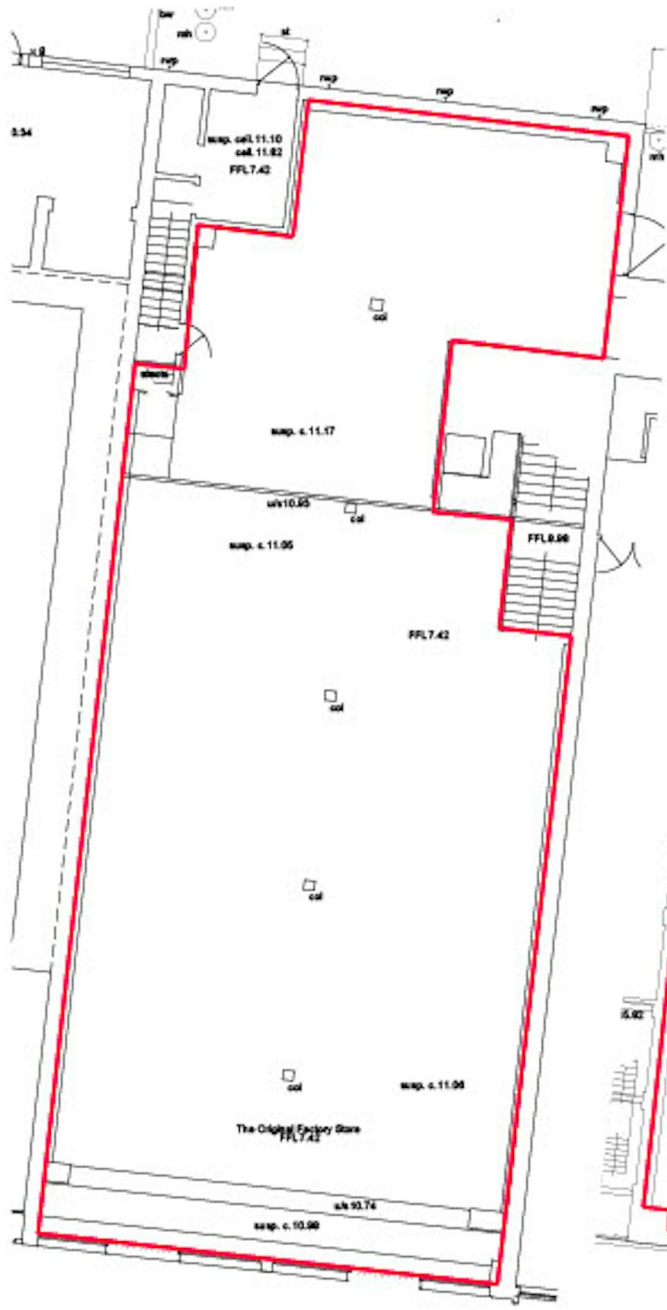
15 Churchill Parade The Street, Rustington, West Sussex, BN16 3DE

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

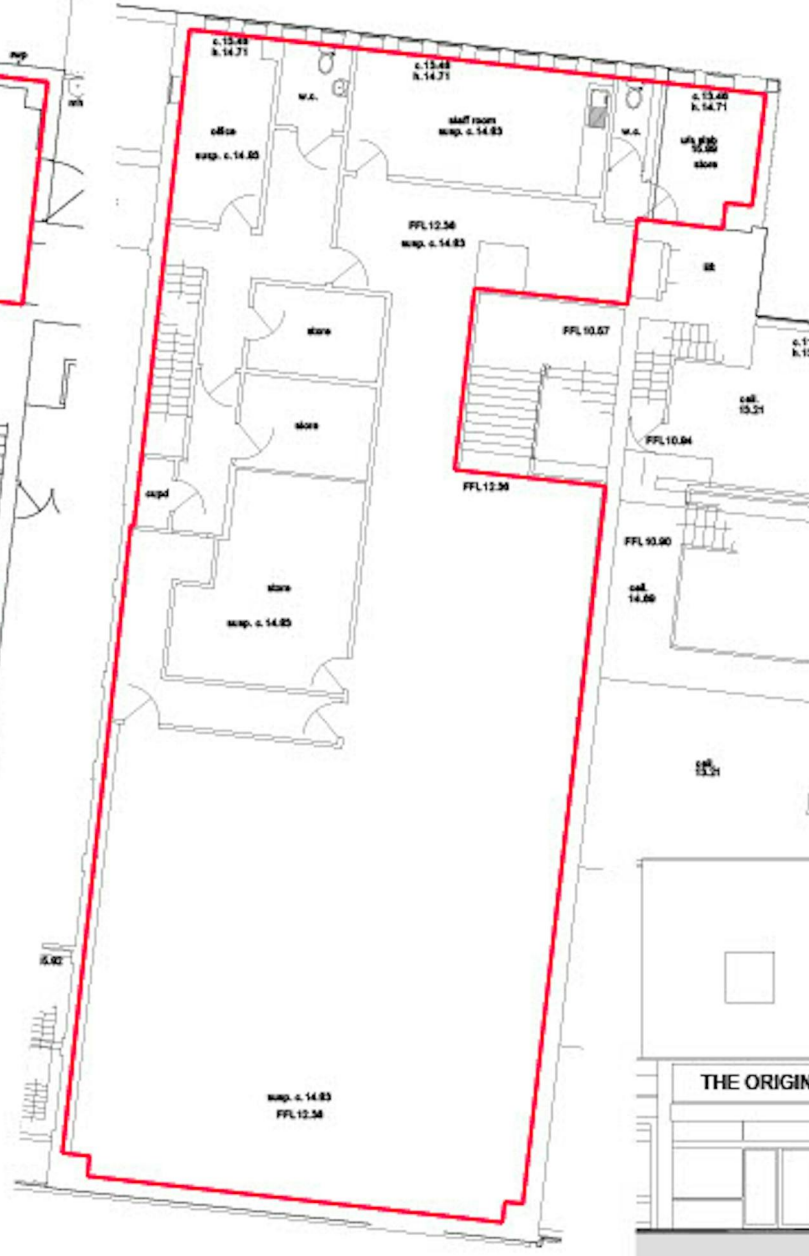
Rustington benefits from extensive and balanced tenant line-up offering a variety of local boutique occupiers and national multiples including Waitrose, Loungers, Costa Coffee, Turners Pies, Waterstones, Cook, Iceland, Specsavers and Superdrug.

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.





GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



FRONT ELEVATION 1:100



KEY PLAN 1:2500

NOTES
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SIMPSON HILDER ASSOCIATES LIMITED
 67a High Street, Iydeham, Bournemouth, SO43 7BE
 T: 023 80 283798
 F: 023 80 283688
 E: sha@simpsonhilder.co.uk

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
PROJECT: 6566	LOCATION: O15

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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.



Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214 662

Duncan Marsh (SHW)

dmarsh@shw.co.uk

Charlie Taylor (Joint Agent)

charlietaylor@sprrg.co.uk



Vail Williams

View on our website