

TO LET / FOR SALE

RETAIL / OFFICES

54.54 SQ M TO 112.69 SQ M (587 SQ FT TO 1,213 SQ FT)

24 High Street, Steyning, BN44 3GG



Summary

Available Size	587 to 1,213 sq ft
Rent	£12,000 - £23,500 per annum exclusive
Business Rates	Ground Floor Rateable Value is £8,500 with the first floor being £8,400 with a UBR of 43.2 p in the £. Eligible businesses may apply for rates relief
EPC Rating	B (41)

Location

Steyning is a bustling picturesque town within the South-Downs, situated off the A283, which provides easy access to both the A24 and the A27. Worthing is approximately 10 miles to the south-west and Horsham is approximately 17 miles to the north. The High Street is home to a traditional range of shops and services to include three public houses, Truffles Bakery, The Cooperative and The Post Office.

Description

The first floor office accommodation could be let separately, or alternatively the accommodation could be made available as a whole on a leasehold or freehold basis.

The ground floor comprises open plan retail / office accommodation together with a kitchen area and WC. The first floor accommodation offers open plan space with a meeting room, kitchenette and WC. Please note that the first floor offices are accessible through the ground floor.

Specification

- Intercom entry
- Inset spot lighting
- Air conditioning
- Spot lighting
- Electric heating
- Carpeted
- Fire alarm and emergency lighting
- Kitchen to ground and first floors
- WC
- Free on-street parking

Accommodation

The accommodation comprises the following approximate net internal floor areas:-

Description	sq ft	sq m
Ground Floor	626	58.16
First Floor	587	54.53
Total	1,213	112.69

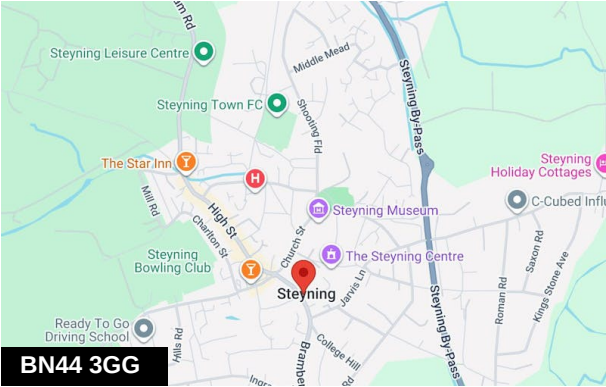
Terms

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

Alternatively, the landlord may consider a sale of the whole of the property. Further details are available upon application.

VAT

VAT is not applicable on the terms quoted.



Viewing & Further Information



Jonathan Mack
01403 756510 | 07557 562699
jm@crickmay.co.uk



Daniel Lascelles
01403 756518 | 07786 298025
dl@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



