



4 CHURCHILL PARADE, RUSTINGTON, BN16 3DJ

RETAIL TO LET

1,222 SQ FT (113.53 SQ M)



Summary

Prime Retail Unit - To Let

Available Size	1,222 sq ft
Rent	£32,500 per annum Exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance
Rates Payable	£10,696 per annum
Rateable Value	£28,000
EPC Rating	B (50)

- Prominent south facing unit
- Suitable for a variety of uses
- Car parking immediately in front of the unit
- 3 hours free parking - approx. 400 spaces

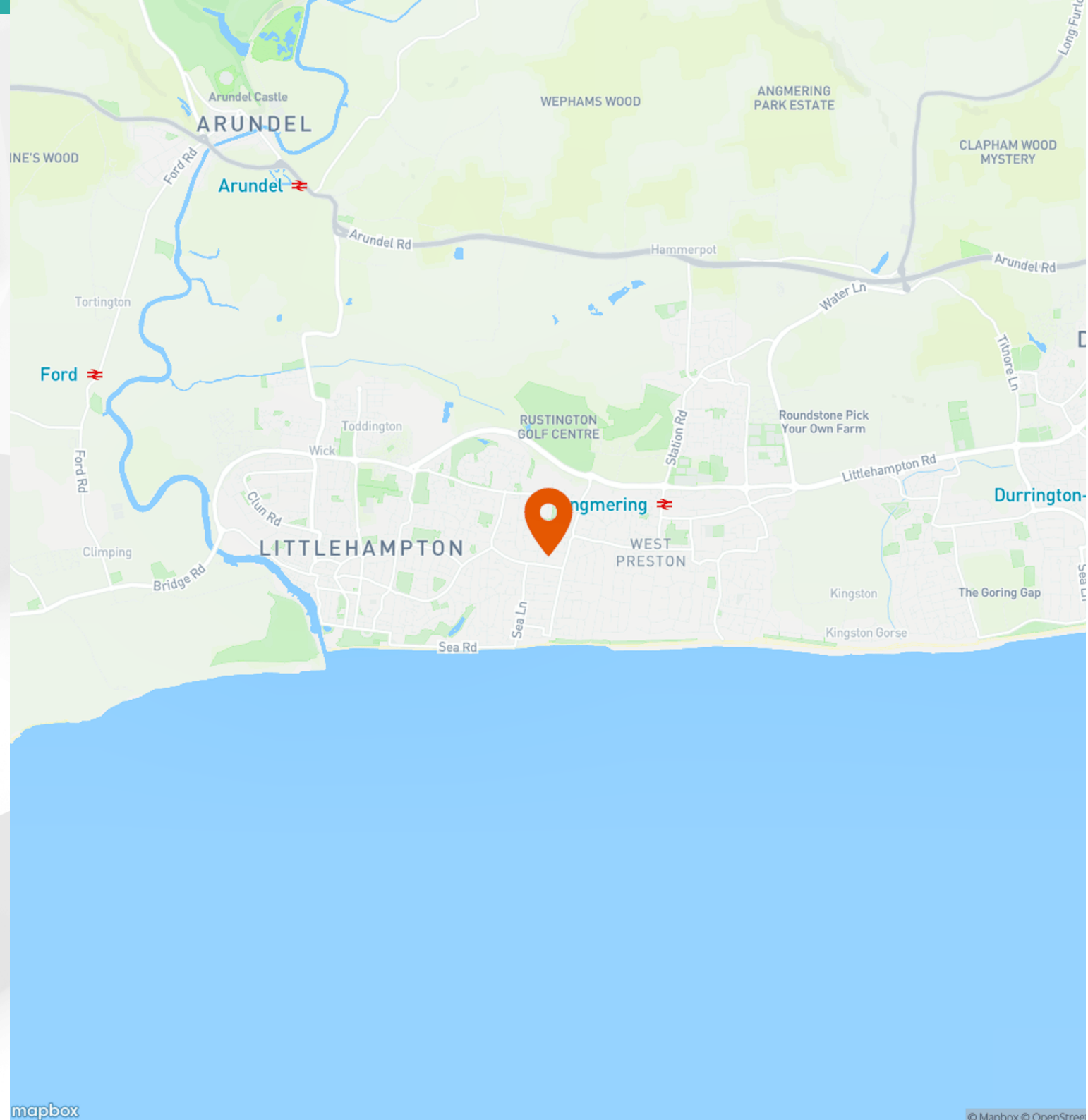


Location



**4 Churchill Parade, The Street,
Rustington, BN16 3DJ**

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.





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Books

Gifts

Stationery

Further Details

Description

A prominent south-facing retail unit which is available for a variety of uses and arranged over ground floor. The unit comprises a sales area and back of house areas. There is a rear yard and portable storage unit.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,222	113.53	Available
Total	1,222	113.53	

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



Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214 662



**Vail
Williams**

[View on our website](#)