

TO LET / FOR SALE

**GROUND FLOOR RETAIL PREMISES
WITH BASEMENT STORAGE
SITUATED ON A BUSY THOROUGHFARE
40.23 SQ M (433 SQ FT)**

11 West Street, Storrington, RH20 4DY



Summary

Available Size	433 sq ft
Rent	£8,000 per annum exclusive
Price	Price on application
Business Rates	Rateable Value of £7,800 with a UBR of 49.9 p in £
EPC Rating	C (53)

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 premises are located on the busy High Street thoroughfare through the village with nearby occupiers including Carter's Domestic Appliances, One Stop convenience store and The Moon Public House. The Mill Lane public car park is conveniently situated close by.

Description

Premises comprise a characterful Grade II listed ground floor premises with basement storage and WC/sink area.

N.B. The lease does not allow the sale of hot or cold food for consumption either on or off the premises.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail Area	329	30.57
Basement Storage/WC & Kitchenette	104	9.66
Total	433	40.23

Tenure

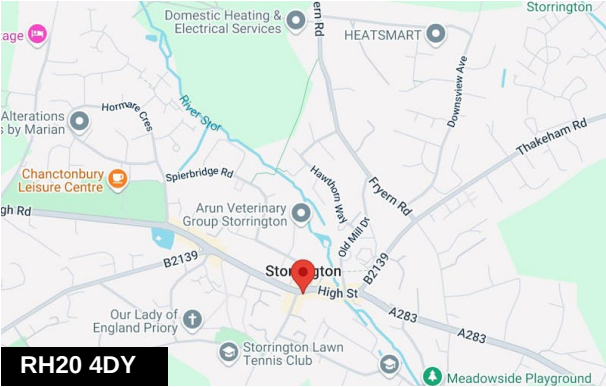
The property is available by way of a new lease of terms to be agreed. Alternatively the landlord will consider a sale of the long leasehold interest on a term of 999 years from December 1999. A peppercorn ground rent of £5 per annum is payable each January.

VAT

We understand that VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



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

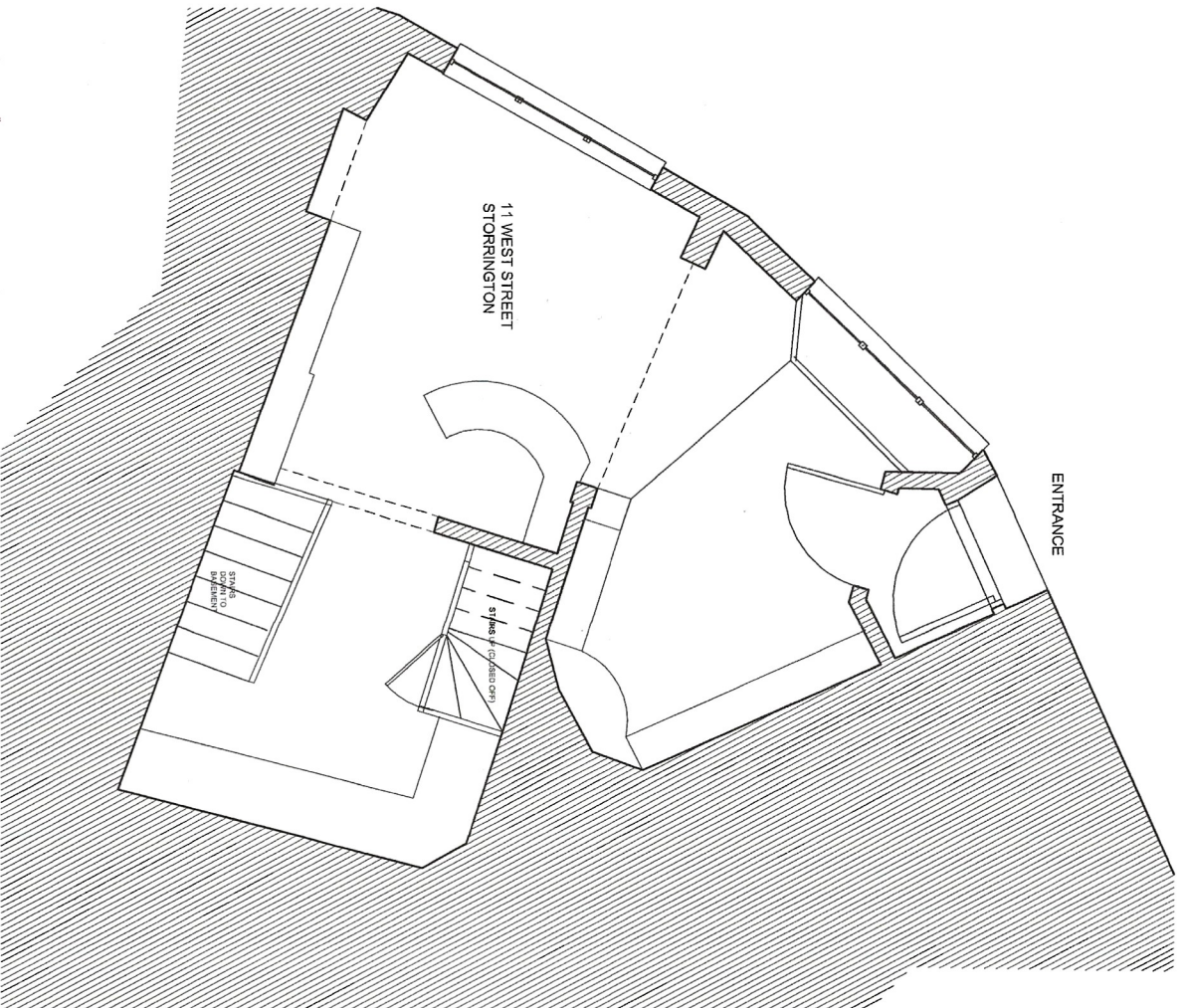


Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T: 01403 264259 | crickmay.co.uk

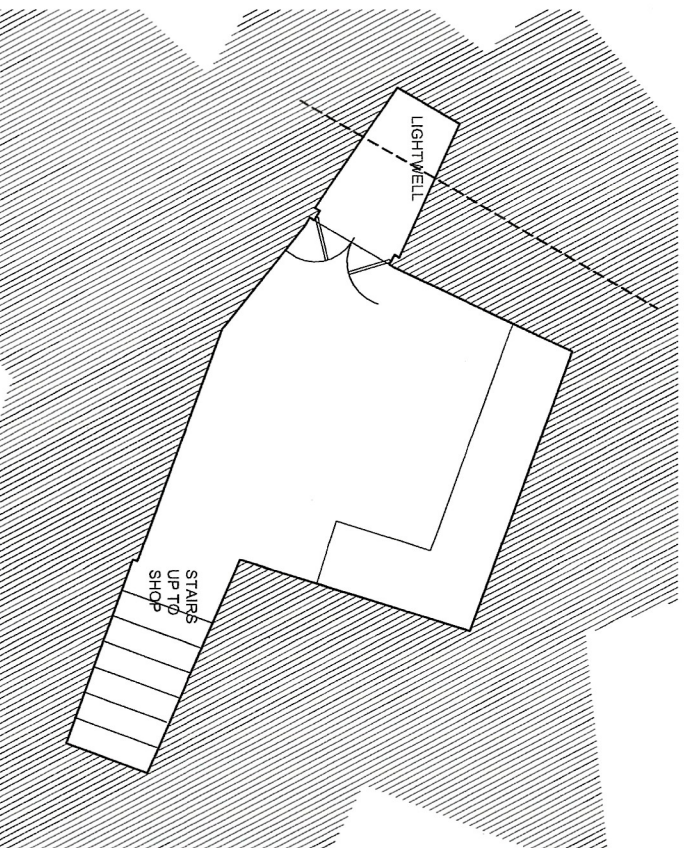
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.







GROUND FLOOR LAYOUT
SCALE 1:50
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



BASEMENT LAYOUT
SCALE 1:50
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Rev	Date	Amendment	Name	Checked
1				

Client: Mr & Mrs Burdfield

Project: 11 West Street, Storrington
Ground floor and Basement

Title: Floor Layout

Scale: 1:50 Date: 23/03/2025
Cib file: n/n Sheet: A3

Dwg No: 11WEST 001 Rev: /