

FOR SALE

FREEHOLD INVESTMENT FOR SALE CHARACTER RETAIL PREMISES 133.78 SQ M (1,440 SQ FT)

68 High Street, Steyning, BN44 3RD



Summary

Available Size	1,440 sq ft
Price	Offers in the region of £250,000
Business Rates	Rateable Value of £27,750 with a UBR of 43.2 p in £
EPC Rating	EPC exempt - Listed building

Location

The property is situated on the north-eastern side of the High Street in the attractive town of Steyning, immediately opposite the town centre car park, on the corner of Elm Grove Lane, which itself leads to Tanyard Lane.

The High Street provides a traditional range of shops and services, creating a thriving centre.

Description

This attractive Grade II listed property is recorded as a medieval timber-framed building of 'Wealden' type.

The property comprises a ground floor retail area together with first floor, which is accessed internally and offers accommodation that at present is used as offices and storage and benefits from a kitchen area.

The ground floor retail area is over split levels and leads to a back area which benefits from rear access and loading. The property also benefits from 2 car parking spaces.

Accommodation

The property has the following approximate net internal floor areas:-

Description	sq ft	sq m
Ground Floor Sales Area	762	70.79
Ground Floor Ancillary	131	12.17
First Floor Storage and Ancillary	547	50.82
Total	1,440	133.78

Tenure

The property is available by way of a sale of the freehold interest, subject to the existing tenancy.

Tenancy

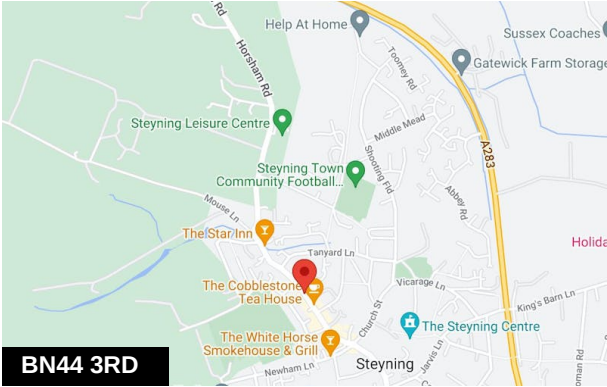
The property is let to Foundry Cast Iron Ltd by way of a ten-year lease from 27 April 2020 at the current rent of £16,500 per annum. There is an outstanding rent review from 27 April 2025.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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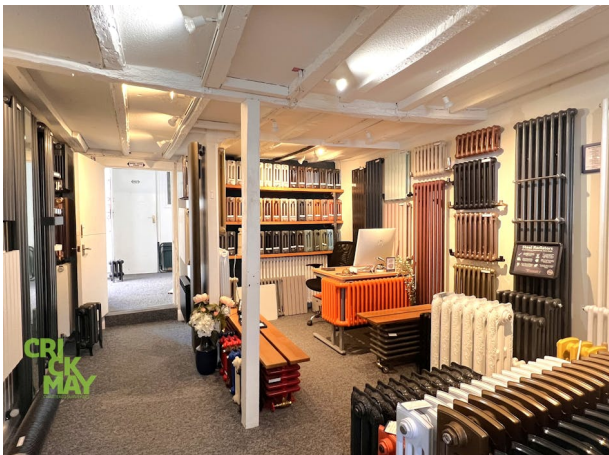
More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



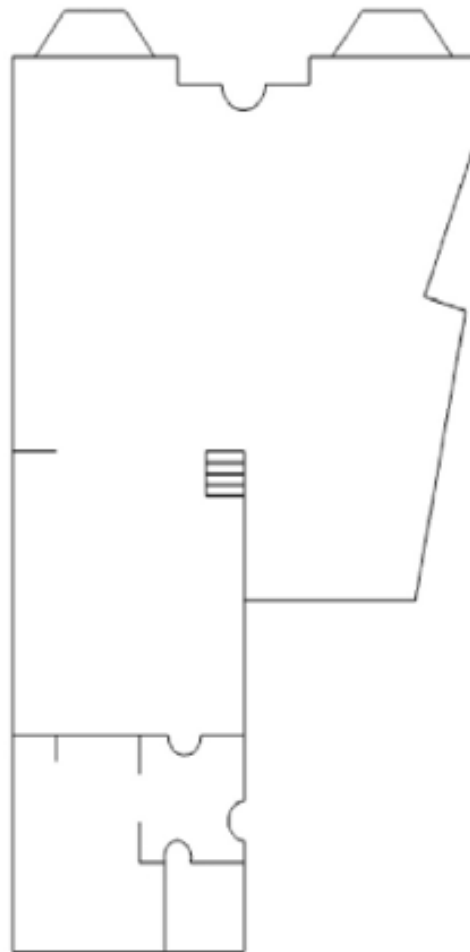
Crickmay Chartered Surveyors
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

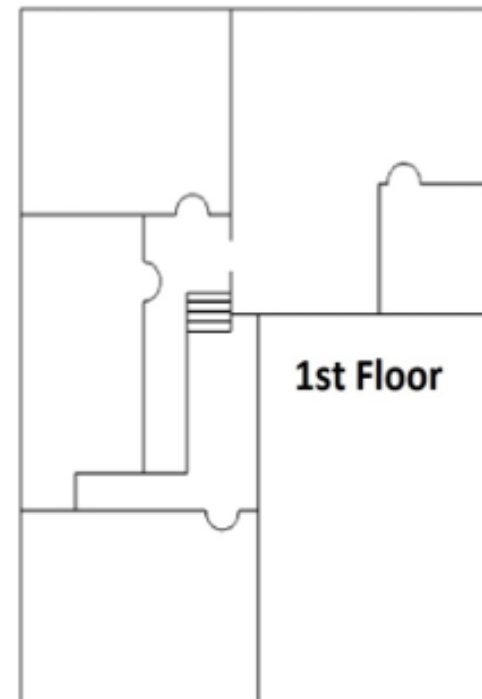




Ground Floor



1st Floor



Not to scale. For illustration purposes only