

Prime Commercial Unit - Restaurant/Cafe Use

12 Churchill Parade Rustington BN16 3DJ

TO LET



Property Overview

PRIME COMMERCIAL UNIT ADJACENT TO ICELAND FOR RETAIL/CAFE USE. NEARBY OCCUPIERS INCLUDE BOOTS, WH SMITH AND ORIGINAL FACTORY SHOP.

Accommodation

The premises comprise a ground floor commercial premises and provides the following approximate dimensions and areas:

Internal width	18'9" (5.75m)
Shop depth	70'10" (21.64m)
Ground floor area	1,341 sq ft (124.60 sq m)

Rates

We are advised by the local rating authority that the property is listed as follows:

Rateable Value: 1st April 2017 = £27,000

Rate in the £: 2018/19 = 46.6p

Rates Payable: £12,582 per annum

Terms

A new full repairing and insuring lease for a term of 10 years, subject to 5th year rent review.

Rent

On application

Use

Suitable for uses within class A1 (retail) and class A3 (cafe/restaurant).

VAT

VAT will be chargeable on terms quoted.

Legal Costs

Each party to bear their own legal costs.





Anchored by Waitrose Supermarket



Major multiples include Boots, Superdrug, The Works, Holland & Barrett, WH Smith and Thomas Cook



Over 400 free car parking spaces for shoppers



Thriving neighbourhood shopping centre with large catchment area with over 80 shops



Traditional mix of independent retailers including butchers, greengrocers and bakers



All major banks and the post office, several cafes and restaurants



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