

ATTRACTIVE SHOP UNIT TO LET

TOWN CENTRE LOCATION

In all 700 sq ft (65 sq m)

**AVAILABLE
JUNE 2012**



**7 Church Street
Storrington
West Sussex RH20 4LA**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:



Property Management

giulianosantoro@astonrose.co.uk



Investment

kenmorgan@astonrose.co.uk



Building Consultancy

jamescoulling@astonrose.co.uk



Sales, Lettings & Acquisitions

paulbrierley@astonrose.co.uk



Landlord and Tenant, Rating

johnwilliams@astonrose.co.uk



Valuation

duncanpreston@astonrose.co.uk

Location

Storrington is an attractive South Downs town located on the A283 and close to the main A24 trunk road (Worthing 7 miles/Horsham 11 miles). A popular location serving both the local community and surrounding villages, the retail offer has recently been improved by the addition of a new Waitrose store in the town centre.

Church Street is located just off West Street, close to The Square and the main retail area comprising a good mix of shops, restaurants and A2 users. The shop is visible from the West Street/High Street thoroughfare.

Description

7 Church Street comprises a well specified ground floor unit with an attractive timber shop front. The premises have recently undergone full refurbishment.

Formerly an off-licence, the unit is arranged as a regular shaped ground floor shop (narrowing slightly in width to the rear) with rear store/kitchen and wc. A good sized basement provides additional storage capabilities.

Floor Area (Approximate)

Gross Frontage :	6m	20'
Shop Depth:	10.3 m	33'9"
Total Sales Area:	50 sq m	538 sq ft
Kitchen/Store:	13 sq m	43 sq ft

Energy Performance Certificate

An EPC survey is pending on this property. A certificate will be available for inspection shortly.

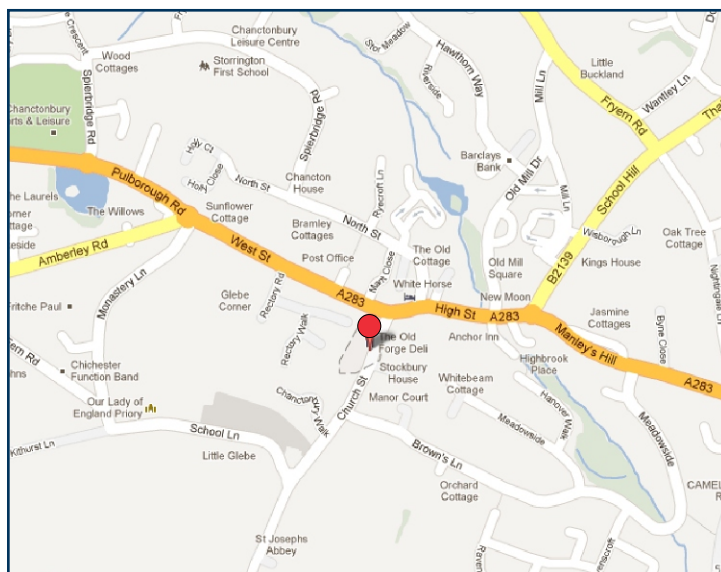
Terms

A new effective full repairing and insuring lease is offered on terms to be negotiated.

Rent

£9,500 per annum exclusive of VAT, business rates and all other outgoings. Dependent on tenant status, a rent deposit may be required.

NOTE: The rear kitchen/store could be removed from the demise if not required by an occupier, taking the rent down to £8,500 pax. Further details on request.



Energy Performance Certificate (EPC)

Please see next page - full copy of the EPC is available on request.

Planning

A1 Retail. Other uses considered, subject to planning.

Business Rates

We are informed that the premises have a Rateable Value of £6,900. Approximate annual rates payable £3,105, less any relief available from Horsham District Council.

Legal Costs

Each party to pay their own costs incurred.

Viewing

By prior appointment with sole agent Aston Rose:

Paul Brierley - 01903 507751
paulbrierley@astonrose.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**
giulianosantoro@astonrose.co.uk

 **Investment**
kenmorgan@astonrose.co.uk

 **Building Consultancy**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
paulbrierley@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk

Energy Performance Certificate

Non-Domestic Building



7 Church Street
Storrington
PULBOROUGH
RH20 4LA

Certificate Reference Number:

0250-3940-0322-4270-8024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

145

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 69
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 195.97

Benchmarks

Buildings similar to this one could have rating as follows:

38

If newly built

102

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**
giulianosantoro@astonrose.co.uk

 **Investment**
kenmorgan@astonrose.co.uk

 **Building Consultancy**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
paulbrierley@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk