

RETAIL UNIT WITH CUSTOMER PARKING SUIT OTHER USES (INCLUDING A2) - STP

TO LET

495 sq ft (46 sq m)



**30 West Street
Storrington
West Sussex RH20 4EE**

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 Surveying

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, well located off the A283 providing access to the main A24 trunk road and onwards to Worthing (7 miles), Horsham (11 miles) and to Gatwick Airport.

The subject premises are located on the western end of the main retailing area of West Street. Other occupiers in the vicinity include restaurants, hairdressers, newsagents and funeral directors.

Description

A ground floor shop benefitting from a large open plan retail area and from forecourt customer parking.

The shop comprises a part-carpet/part-lino floor with spotlighting. To the rear is a wc and kitchenette facility, together with access to the rear yard.

Floor Area

Maximum Internal Width	5.25 sq m	
Maximum shop depth	8.75 sq m	
Frontage	4.9 m	
Total Floor Area (Approx)	46 sq m	(495 sq ft)

Lease

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

Vacant Possession

On or before March 31st 2012 by negotiation.

Rent

£10,500 per annum exclusive of VAT, business rates and own running costs.

Use

A1 Retail but considered suitable for A2 use, subject to planning.

Business Rates

Rateable Value £7,300.

Payable 2011/12 approx £3,100 less any relief that may be obtained.

Legal Costs

Each party to pay their own costs incurred.

Viewing

By prior appointment with sole agents Aston Rose:

Paul Brierley

Tel : 01903 507751

E : paulbrierley@astonrose.co.uk

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