



RETAIL UNIT TO LET



41 WORTHING ROAD, RUSTINGTON, LITTLEHAMPTON BN16 3JU



LOCATION:

Situated on the southern side of the B2187 Worthing Road close to the junction with Wallace Road.

Rustington (population 14,000) is a large village midway between Brighton (21.8 miles) and Chichester (14 miles). Worthing is to the east (8 miles) via the A259.

There is an established shopping centre with multiple and independent retailers including Boots The Optician, Superdrug, County Interiors, The Works, Furniture & Mirror, Holland & Barrett and WH Smith.

DESCRIPTION:

Ground floor semi-detached retail unit comprising an open plan sales area with rear kitchen and W.C. There is a private forecourt with one car space.

ACCOMMODATION:

The building has the following approximate dimensions and areas:

Ground Floor	276 sq ft	25.6 sq m
Kitchen & W.C		

LEASE:

A new effective full repairing and insuring Lease on terms to be agreed.

RENT:

£6,500 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £5,000 UBR 49.9p (April 2021/2022).

Small Business Rates Relief may apply.



VAT:

We are informed that VAT is not chargeable on the rental terms.

PLANNING:

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

EPC

Certificate No: 2817-3901-5632-6080-9862

The energy efficiency rating for this property is E 108.

A full copy of the EPC can be viewed at:
www.ndepcregister.com

LEGAL COSTS

Each side will be responsible for their own legal costs.

viewing & further info

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