



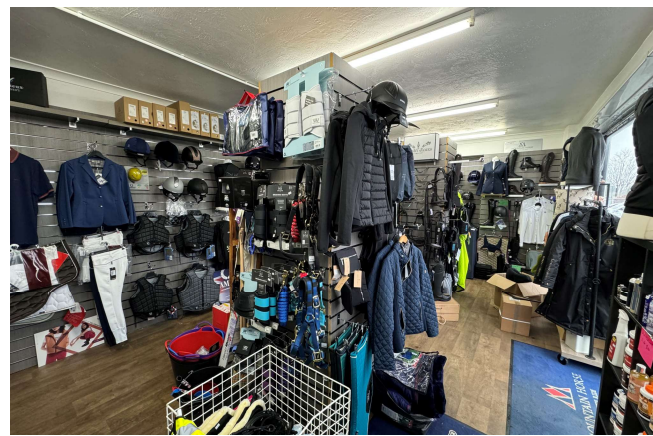
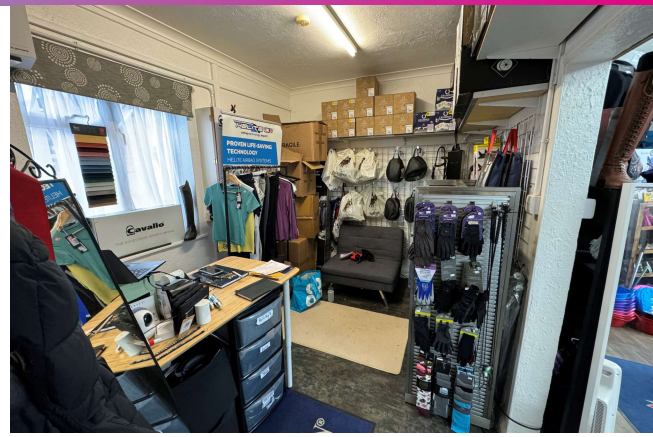
RETAIL / OFFICE

495 Sq Ft
(46 Sq M)

RENT: £9,250 Per Annum

Ground Floor Retail / Office Premises in Popular Village Location

- + Situated in South Ferring, Close to Popular Seafront & Greensward
- + Suit Variety of Commercial Uses (stpc)
- + Unrestricted Parking To Front
- + Available By Way of a New Lease
- + Attractive 19ft Window Frontage
- + Low Overheads. Suit New or Expanding Business
- + Viewing Highly Recommended



Location

Ferring is a thriving village with a large residential element, situated approximately 5 miles west of the popular seaside town of Worthing in West Sussex. The premises form part of a well-established parade situated in the centre of South Ferring, serving the densely populated and affluent local residential area. There is ample free parking available nearby and the location benefits from good transport links with a regular bus service running through the village. Goring railway station with regular services along the coast and north to London is located approximately 1.5 miles to the north. The A259, A27 and A24 trunk roads are all located close by to the subject property.

Description

The property comprises of a ground floor retail / office premises which in recent years has been both a hair salon and currently a retail outlet for an equestrian company. The properties flexibility means that it would suit a variety of retail or office occupiers. Internally the premises benefits from impressive 19ft single glazed window frontage with centralised pedestrian door, strip lighting, LVT flooring and ample electrical points. To the front is an open plan retail area with archway leading through to a further retail / office area with kitchen and WC. This is seen as an ideal premises for a new or expanding business looking for a shopfront premises with relatively low overheads.

To the front of the property is unrestricted parking.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	315	30
Rear Retail Area	105	10
Kitchen / Store	75	6
Total	495	46

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £6,900. It is therefore felt that subject to tenant status that 100% small business rates relief could apply. Interested parties are asked to contact Arun District Council directly to confirm what, if any, relief is available to their business.

Summary

- + **Rent** - £9,250 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Deposit** - 3 Months
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **EPC** - C(70)

Viewing & Further Information

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