



LOCK-UP SHOP WITH THREE BED MAISONETTE TO LET

23/25 Sea Lane, Rustington, West Sussex, BN16 2RD

**DESCRIPTION:**

This three storey mid-terrace building offers accommodation comprising of a ground floor lock-up shop together with a self-contained three bedroom maisonette arranged over the first and second floors. To the rear of the premises there is a large garage/workshop with vehicular access from The Grangeway.

The ground floor shop has a retail area of approximately 460 sq ft, with rear storage, kitchen/staffroom and WC. To the rear of the shop there is the garage/workshop which has a gross internal area of approximately 332 sq ft. The garage benefits from vehicular access, power, lighting and full width roller door access to each side.

The maisonette is accessed to the rear of the building via a balcony walkway. The self-contained accommodation comprises lounge, dining room and kitchen on the first floor with three bedrooms and bathroom on the second. The lease would allow for the maisonette to be sub-let and we would anticipate rents to be in the region of £850 pcm.

The property is situated in the extremely popular and affluent village of Rustington, approximately five miles west of Worthing on

the south coast. The property occupies a prominent position in Sea Lane within a well-established tertiary parade situated close to Rustington's main shopping area offering a mixture of multiple and independent retailers, cafes, restaurants and banks. Occupiers in the immediate parade include a café, hair and beauty businesses and an Indian Restaurant. The premises are considered suitable for a variety of different uses, subject to obtaining any necessary consents. New lease terms are available and an internal inspection is strongly recommended.

ACCOMMODATION:

The premises comprise a ground floor lock-up shop arranged as follows:

GROUND FLOOR SHOP:**Retail Area**

Maximum overall depth	27'10
Maximum overall width	18'2
Approximate retail area	460 ft ²

Store Room84ft²**Kitchen/Staffroom**

Unmeasured

WC**GARAGE/WORKSHOP:**

Maximum overall depth	17'3
Maximum overall width	19'3
Approximate retail area	332 ft ²

Full width roller door access to two sides
Power and Lighting
Vehicular access

FIRST AND SECOND FLOOR MAISONETTE:

Private front door at first floor level	
Entrance Hall	
Lounge	12'1 x 11'10
Dining Room	15'9 x 9'9
Kitchen	11'11 x 8'3
Second floor landing	
Bedroom 1	14'10 x 9'10
Bedroom 2	11'11 x 11'2
Bedroom 3	10'10 x 8'4
Bathroom	Unmeasured

TERMS:**Lease:**

The premises are available with the benefit of a brand new full repairing and insuring lease with terms to be agreed.

Guide Rent:

£20,000 per annum

More information:

01903 234343

www.sprattandson.co.uk



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Legal Fees:

In-going tenant to be responsible for both sides' legal costs unless otherwise negotiated prior to entering into an agreement.

RATES:

We would advise that interested parties make their own enquiries as to the Rates Payable.

VAT:

Purchasers should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

ENERGY PERFORMANCE CERTIFICATE:

To Follow

We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.



REAR GARAGE/WORKSHOP

More information:
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