VERSATILE COMMERCIAL PREMISES WITH PRIVATE PARKING

120 Ferring Street, Ferring, West Sussex, BN12 5JP

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DESCRIPTION:
An excellent opportunity to purchase a versatile commercial property situated within a prominent trading location in Ferring.

The ground floor premises, which have most recently traded as a retail foot clinic, are considered suitable for a variety of owner-occupiers and investors alike.

The accommodation has a gross internal area of approximately 610 sq ft, currently comprising reception area, waiting room, two treatment rooms and staff kitchen and WC. Externally the premises benefit from three private car parking spaces and a small rear yard space which could accommodate further extension of the property if required.

The upper parts of the building comprise a self-contained flat which has been sold on a long-leasehold basis.

LOCATION:
Ferring is a thriving and popular village situated between the coastal towns of Worthing and Littlehampton in West Sussex.

The property occupies a prominent corner position within the local shopping parade and experiences a good volume of passing traffic and footfall. There are good transport links to the surrounding areas with easy access to both the A259 and A27 trunk roads.

Other occupiers within the locality include a Co-Op supermarket, Veterinary and Dental Surgeries and a mix of independent retailers, office users, pubs and eateries

ACCOMMODATION:
The gross internal area of the property is approximately 610 sq ft.

TENURE:
Freehold, subject to vacant possession of the ground floor and the long-leasehold interest of the upper parts.

ASKING PRICE:
Offers are invited in Excess of £190,000.

RATES:
Rateable Value £5,800.00

We would recommend any interested parties make their own enquiries as to the Rates Payable.

Businesses may be entitled to some small Business Rate Relief, for further details please contact Arun District Council.

VAT:
We are advised that the purchase price or rent will not be subject to VAT.

VIEWING:
Strictly by appointment with Spratt & Son:

01903 234343

More information:
01903 234343
www.sprattandson.co.uk

RICS

These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

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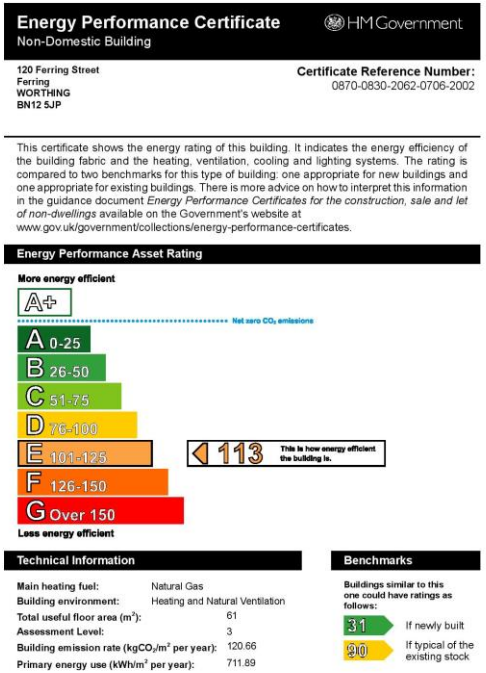
ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Asset Rating for the property is E: 113.

A copy of the Energy Performance Certificate and Recommendation Report is available upon request.



Energy Performance Certificate HM Government
Non-Domestic Building

120 Ferring Street
Ferring
WORTHING
BN12 5JP

Certificate Reference Number:
0870-0830-2062-0706-2002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO_2 emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

113 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	61
Assessment Level:	3
Building emission rate ($kgCO_2/m^2$ per year):	120.66
Primary energy use (kWh/m^2 per year):	711.89

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
90 If typical of the existing stock

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