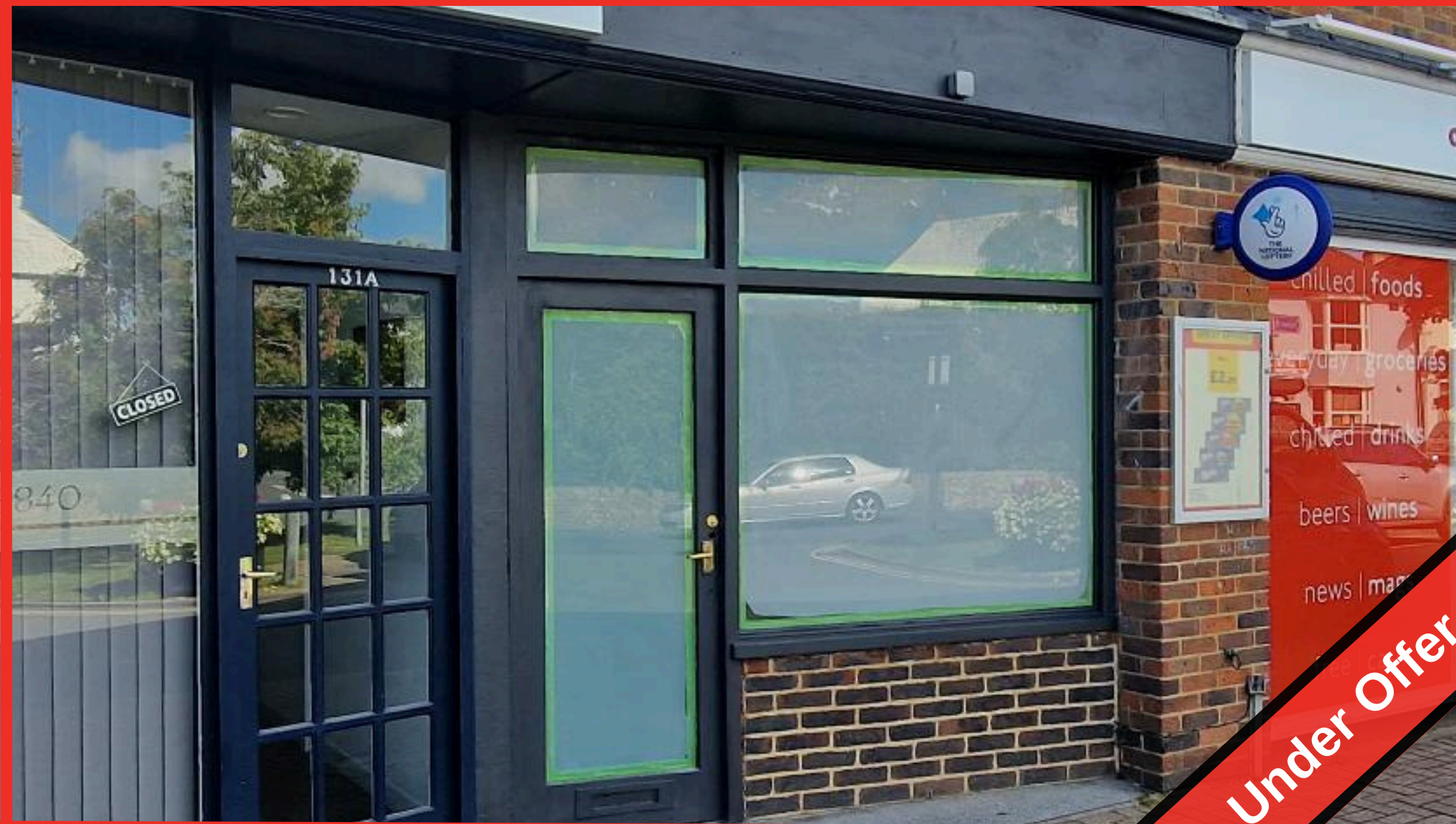


131 North Lane, East Preston, BN16 1HB

To Let £7,500 PAX



Ground Floor Retail Unit

T:01903 234343

[www:sprattandson.co.uk](http://www.sprattandson.co.uk)

info@sprattandson.co.uk

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estate agents and chartered surveyors

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LOCATION

The premises are situated in a well established and popular parade of shops in East Preston. The road is one of the main arterial routes into the town and the parade benefits from good levels of footfall.

Other occupiers within the locality include One Stop, Buds N Blooms, Toni Todd Boutique, Kamsons Pharmacy and a number of independent retailers, office users, pubs and eateries. The location offers excellent links to the surrounding areas via the nearby A27, A280 and A259 trunk roads.

DESCRIPTION

An excellent opportunity to occupy a lock-up shop situated within the east Preston area. The premises, which are considered suitable for a variety of different users, comprise a good sized retail area of approximately 265 sq ft together with rear WC.

LEASE

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

RENT

£7,500 per annum exclusive.

VAT

We are advised that rent is not subject to VAT.



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

info@sprattandson.co.uk



ACCOMMODATION

Main retail area:

Max. Overall width: 8'5

Max. Overall depth: 29'2

Approx. Floor area: 265 sq. ft

EPC

RATING: D 76

Certificate No: 9736-3098-0285-0600-4325

Copies of the EPC's and Recommendation Reports are available upon request.

BUSINESS RATES

Rateable Value: £3,250

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 Worthing Borough Councils rates department on 01903 221061.



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.

We may 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 tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.