

131 North Lane, East Preston BN16 1HB

TO LET £7,500 PAX



Ground Floor Shop

265 sq ft

EPC:D

T:01903 234343

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

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spratt&son



estate agents and chartered surveyors



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.

RENT

Asking rent of £7,500 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available minimum term of 3 year.

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

D 76

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



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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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 Arun Borough Councils rates department on 01903 737827.

ACCOMODATION

Ground Floor

Max. Overall width: 8'5

Max. Overall depth: 29'2

Approx. Floor area: 265 sq. ft



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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.