



TO LET
£13,500 PAX

91 High Street, Selsey, PO20 0QL



- Ground Floor Lockup Shop
- EPC: C



N/A



N/A



N/A

LOCATION

The premises is situated on the Selsey High Street, within walking distance of all High Street amenities and eateries including the popular Boulevard café, two Co-op stores, and dream fitness gym. The property is exposed to high levels of vehicular traffic and pedestrian footfall due to it's prominent location on the busy Selsey High Street and is easily accessible via the B2145 trunk road which leads to Chichester.

DESCRIPTION

An excellent opportunity to occupy an E Class premises located on the Selsey High Street. The premises, which are considered suitable for a variety of different users, comprise a good sized retail area of approximately 1156 sq ft.

LEASE

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

RENT

£13,500 per annum

VAT

We are advised that VAT is not payable



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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.

ACCOMMODATION

Main retail area: **1156 sq ft**

BUSINESS RATES

Rateable Value: £11,250

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.

EPC

RATING: C 51

Certificate No: 7171-6510-0892-2615-3062

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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