



**42-44 HIGH STREET, STORRINGTON, WEST SUSSEX, RH20 4DU**

- **GROUND & 1<sup>ST</sup> FLOOR RETAIL UNIT TO LET ON A NEW LEASE**
- **BUSY HIGH STREET LOCATION**
- **USE OF REAR GARDEN WITH SHED**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Situated in the heart of Storrington, a picturesque village within the Horsham District of West Sussex which lies at the foot of the north side of the South Downs. The A283 runs directly through the village connecting Storrington to Steyning, Shoreham and Brighton in the east and Pulborough in the west. Local traders include Waitrose, Impulse Leisure Centre, Barclays Bank and The Anchor Inn Public House.

## Description

The accommodation comprises a ground and first floor sales area with storage/office to the rear of the ground floor. Single use WC facility can be found at first floor level and a rear kitchenette is located on the ground floor. Further access is provided from the rear to an outside garden with one large store shed and a smaller brick built store.

Ground Floor	42.45 m <sup>2</sup>	456 sq ft
First Floor	27.69 m <sup>2</sup>	298 sq ft
Total area	70.14 m <sup>2</sup>	754 sq ft

## Terms

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed at a rent of £13,500 per annum.

## Rates – Small Business Rates Relief.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £9,300  
UBR (2022/2023) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## Legal costs

Each party to be responsible for their own costs.

## VAT

VAT is not chargeable on the rent.

## EPC Rating

The EPC rating is 93 (D). Certificate available upon request.

## Ground Floor sales area



First Floor Sales area



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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