



UNIT 2 THE OLD MILL, RIVER ROAD, ARUNDEL, WEST SUSSEX, BN18 9JR

- **TOWN CENTRE RETAIL UNIT AVAILABLE TO RENT ON A NEW LEASE.**
- **22.12 SQ M (238 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES WITHIN CLASS E- (BEAUTY, RETAIL, OFFICES)**



Location

The premises are located in a central position just a few hundred yards from the High Street. The property is surrounded by independent retail traders and is located at the entrance to the Crown Yard Car Park.

The town of Arundel synonymous with its castle and cathedral boasts a 1000 years of history and enjoys an all year round tourist trade with independent shops, contemporary art galleries, restaurants and cafes. A mainline railway station offers easy access to London and the A27 and A29 provide for easy commuting by road.

For exact location use the What 3 Words link below:
<https://w3w.co/parent.rural.unwraps>

Description

The property is arranged on ground floor level only with spot lighting and UPVC double glazed windows. There is a communal WC facility to the rear of the property.

Floor Areas

The unit has the following approximate net internal floor area:

	Sq m	Sq ft
Ground Floor Area	22.12 m ²	238 SQ FT

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.

Lease

The shop is available to let upon an effectively new fully repairing and insuring lease, via a service charge, for a term to be agreed.

Rent

Offers in the region of £7,000 per annum exclusive.

Business Rates- Small Business Rates Relief

The rateable value as advertised by GOV.UK is as follows:

Rateable value: £4,700
UBR (2024/2025) 49.9p in the £

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.

EPC

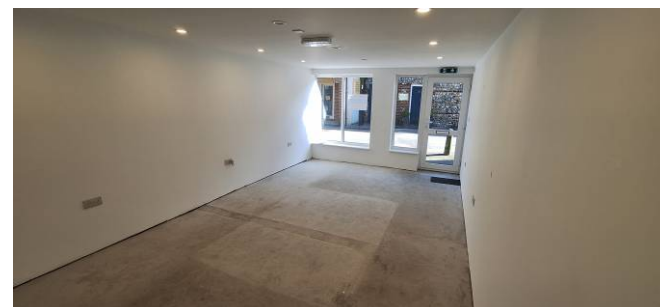
The property has an EPC of 88 (D). Certificate available upon request to interested parties.

VAT

VAT is not chargeable on the terms quoted.

Use

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café /Restaurant and Medical/Health Services.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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