



**3HRS FREE
PARKING**



**400+ CAR
SPACES**



**LARGE
CATCHMENT
AREA**

**THRIVING
NEIGHBOURHOOD**



**RETAIL, LEISURE
& OFFICE**



80 SHOPS



127 The Street

Rustington Shopping Centre - one of West Sussex's best kept secrets...

*Prime shop
to let*

Accommodation

The premises are arranged over ground floor only offering the following approximate floor areas;

Floor areas (NIA)	sq ft	sq m
Ground Floor Sales	1,114	103.49
Ground Floor Ancillary	180	16.72
Total	1,294	120.21

Location

The property is situated in the heart of well-established Rustington Shopping Centre, which offers an attractive mix of multiple and independent retailers, cafes, restaurants and banks as well as public car parking. The property is in a prime position along The Street, adjoining **Costa Coffee** and **The Works**. Other nearby occupiers include, **Waitrose**, **Loungers**, **Superdrug**, **Grape Tree**, **Holland & Barrett** and **Turners Pies**.



Further information

Rates

We are informed by the local authority that the premises has a rateable value of £26,000 (2017 & 2023 DRAFT).

Rent

Rent on application.

EPC

An EPC is available upon request.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will be chargeable on the quoting terms.

Legal costs

Each party is to be responsible for their own legal fees.

Peter Sylvester

E: psylvester@shw.co.uk

M: 07930 195 196



Mark Cherry

E: markcherry@sprrg.co.uk

M: 07775 747 220



Tim Clark

E: tclark@vailwilliams.com

M: 07584 214 662

