

# 127 The Street

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

Prime shop to let

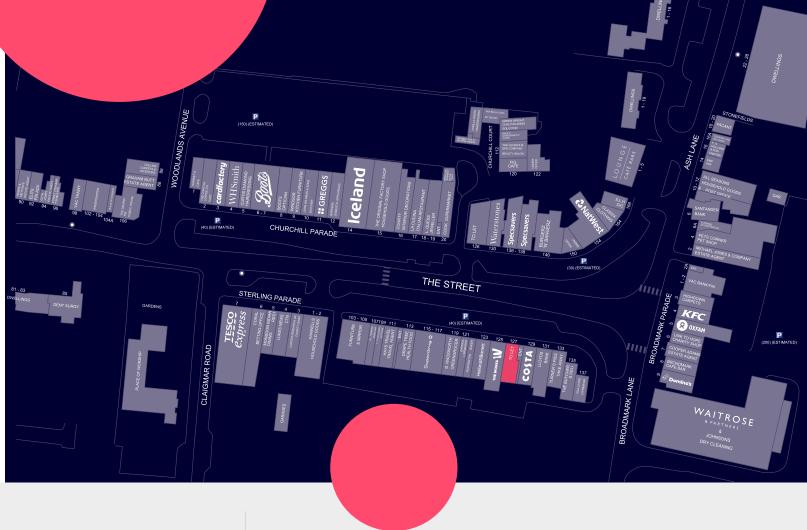
### Accommodation

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 wellestablished 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.

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