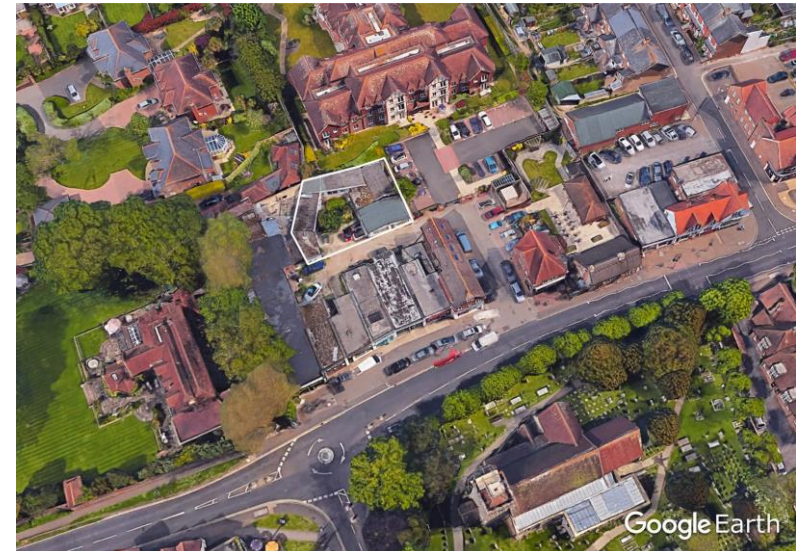




Versatile Commercial Building with Private Parking to Front For Sale –
1950 Sq Ft ***PRICE REDUCTION***

66 The Street, Rustington, Littlehampton, West Sussex, BN16 3NR

Asking Price £275,000 Freehold

Michael
Jones
& Company

The Street, Rustington, Littlehampton, West Sussex, BN16 3NR

Location

Rustington is centrally situated on the West Sussex coast midway between the Cathedral city of Chichester and Brighton. It has expanded considerably in the last few years with extensive new housing developments and the main shopping area of Rustington has been transformed with national occupiers including Costa Coffee, Domino Pizza, Card Factory and Boots opening additional stores. The property is situated to the rear of a parade of shops opposite St Peter & Pauls Church and is situated on a very popular bus route.

Description

The property comprises of a single story building of traditional brick construction which has been part clad in uPVC and is configured in a "u" shape with small garden and private parking for approx. 6 cars located to the front. The property, which has been used as a dental laboratory and prior to that a printing workshop, is in need of some modernisation but benefits from uPVC double glazing, strip lighting, part carpet / part tiled flooring, electric heating, ample electrical points and superb natural daylight.

We are informed that the property has a B1 use (light industrial) however it is felt that other commercial uses such as office and medical uses could be suitable subject to gaining the necessary consents. Interested parties are asked to contact Arun District to discuss their use in more detail.

Accommodation

The property is currently laid out as a series of open plan laboratory areas totalling 1950 sq ft.

Tenure

The property is available freehold with full vacant possession.

Business Rates

According to the VOA (Valuation Office Agency) website the property has a rateable value of £7900 and is therefore eligible for complete rates relief. Interested parties are asked to contact Arun District Council's rates department direct for further details.

EPC

An EPC is available upon request for this property.

Price

Asking Price £275,000 Freehold

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Michael Jones & Company Commercial Department

First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

**Michael
Jones
& Company**