



Prominent Corner Retail Premises with Parking Space To Let  
38 High Street, Storrington, Pulborough, West Sussex, RH20 4DU  
£15,000 per annum

Michael  
**Jones**  
& Company

## High Street, Storrington, Pulborough, West Sussex, RH20 4DU

### Location

The premises are located in a prominent corner position within Storrington High Street close to its junction with Old Mill Drive. The area is within an excellent mix of occupiers including HSBC Bank, Natwest, Lloyds Pharmacy and several popular public houses. Storrington itself is a large village at the foot of the south downs being approximately 10 miles north of Worthing and approximately 13 miles south of its district town of Horsham.

### Description

The premises comprise of a ground floor corner commercial building with allocated on site parking. The property is accessed via pedestrian door leading to two retail/office areas with further store and staff facilities at the rear. The property has recently undergone refurbishment and now benefits from carpeting throughout, night storage heaters, suspended ceiling with inset lighting and is ready for immediate tenant fitout.

### Accommodation

The property has the following approximate floor areas:

Main Retail/Office Area	323 sq ft
Rear Store to include WC	214 sq ft
<b>Total Area</b>	<b>537 sq ft</b>

### Tenure

The property is available by way of an effective FR&I lease with terms to be negotiated and agreed.

### Rent

£15,000 per annum exclusive.

### VAT

No VAT is currently charged on the property.

### Buildings Insurance

Charge of £600 per annum

### Service Charge

£1200 per annum

### Business Rates

According to the VOA Business Rates website the property has a rateable value of £9500. Accordingly the property benefits from small business rates relief and therefore interested parties are advised to contact Horsham District Councils Rates Department on 01403 215555.

### 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

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