



Description

A Freehold Grade II listed period building, situated on Steyning High Street. This mid terrace 4 storey building consists of a self contained retail unit on the ground floor, which is currently let at £16,750 per annum excl. Over the first and second floors are 4 offices, with a shared kitchen and wc.

There is potential to convert the first and second floors into self-contained apartments (subject to necessary consents).

Situation

Located on the High Street in the historic village of Steyning, this popular location offers an array of independent retail traders, restaurants and coffee shops. There are also larger commercial users close by, such as The Co-Op. The High Street is situated within the Steyning Conservation Area.

Existing Rent

80 High Street, the ground floor retail unit is let on a 10-year effective FRI lease expiring on the 15th of August 2027 (Rent Review August 2022 - uninspected). Current rent £16,750pa excl.

Accommodation

Retail unit - NIA 87.2 sq m (938.6 sq.ft)

Offices - NIA 71.4 sq m (768.5 sq.ft)

Total Floor Area - 158.6 sq.m. (1,707.1 sq.ft)

EPC

Retail Unit -TBC

Offices - D

Tenure

Freehold

Rateable Value

Retail unit - £11,750

Offices - £5,400

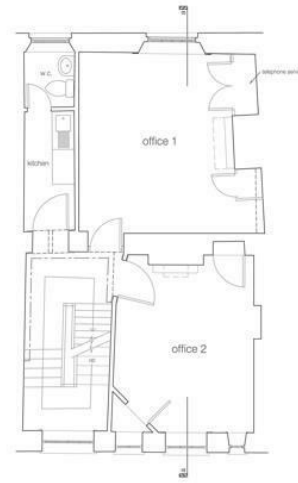
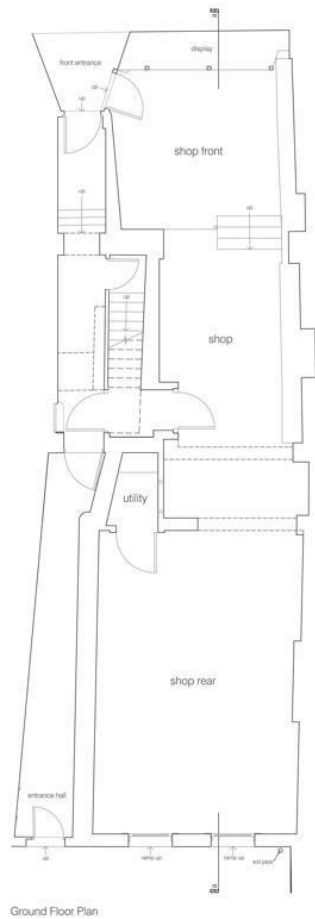




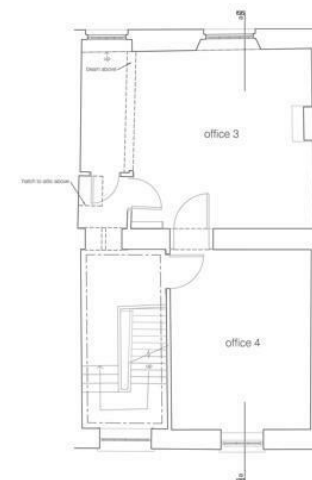
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First Floor Plan



Second Floor Plan

For further information please contact the sole agents

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