



## FLEXIBLE GROUND FLOOR UNITS TO LET

- Two Self Contained Class E Spaces in a Period Building
- Allocated Parking
- Findon Village Location
- Suit a Variety of Different Uses (STNC)

Interested in this property? Please contact us on 01903 792785

# 1 & 2 OLD STOCKS, NEPCOTE LANE, FINDON, WORTHING, WEST SUSSEX, BN14 0SA

## Location

The premises is situated in the heart of Findon Village approx. 4 miles north of Worthing with easy access to A24 and A27. The nearest railway station is Worthing (approx. 3.5 miles). A regular bus services passes through providing access to Worthing town centre, seafront and surrounding districts.

The premises can be found on Google Maps by typing in the following postcode: BN14 0SA.

## Description

This detached period building comprises of two separate, self contained ground floor offices which could be suitable for a variety of different uses (STNC), each with their own kitchen and WC. The first floor comprises a vacant studio flat; the refurbishment is currently taking place and will be available in due course, together with a tenanted one bedroom flat, which makes up the remainder of the building. There is an allocated car parking space for each of the ground floor units.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 1	370	34.37
Unit 2	317	29.45
<b>Total floor area:</b>	<b>687</b>	<b>63.82</b>

## Tenure

Each unit is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £700 pcm per unit, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency, for Unit 1 is £5300 and for Unit 2 is £4850. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2644.70 for Unit 1 & approx. £2420.15. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

Unit 1 has an EPC rating of D - 78.  
Unit 2 has an EPC rating of D - 79.

## VAT

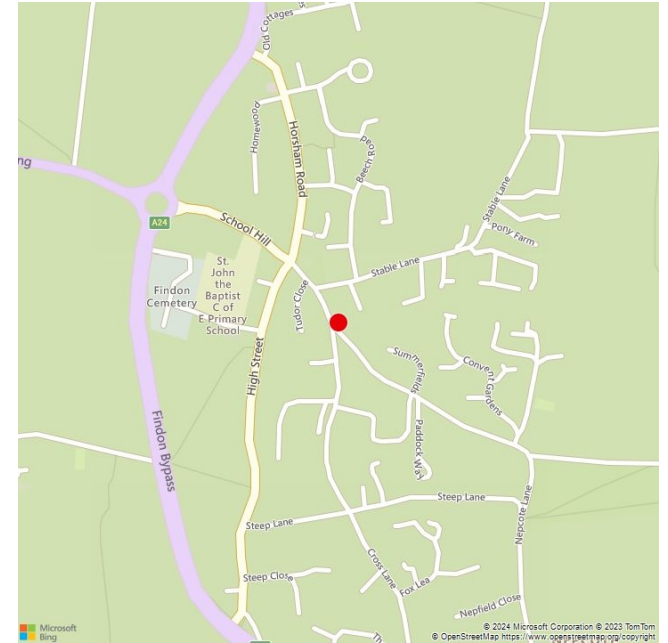
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



**Leigh Doherty**

01903 792785

leighdoherty@jacobs-steel.co.uk



**Nichola Charles**

01903 792785

nicholarogers@jacobs-steel.co.uk

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