



**DAY NURSERY /  
CHILDRENS SERVICES**

3,200 Sq Ft  
(297 Sq M)

**RENT £35,000 Per Annum**

Rare Opportunity  
to Lease A Former  
Children & Family  
Centre in West  
Sussex Town

- + Prominent Church Building with Private Parking & Rear Garden
- + Suitable For Early Years Services (Under 5s)
- + Situated Close To Fishersgate Railway Station & A259, A27 Roads
- + Available For Quick Occupation
- + Available By Way of A Sub-Lease Until December 2034
- + Video - <https://justiceandco.co.uk/stepping-stones-children-family-centre-bn41-1pn/>



## Location

The property is situated on Gardener Road in the town of Southwick, West Sussex. Gardener Road is a residential road which links the seafront (A259) with the A270/A27. Fishersgate railway station with its services to Brighton and London is within 5 minutes of the subject property. The town centre with its collection of independent and national retailers, restaurants and leisure amenities is located 1 mile to the west. Access to the neighbouring towns is via the A27 or A259 trunk roads. Other commercial occupiers within the immediate vicinity include Shark Park Café, Eastbrook Manor Community Centre, Premier Dance Academy & Adur Express Convenience Store. The town of Southwick is located on the south coast, sandwiched between the popular seaside town of Worthing (7.5 miles west) and the city of Brighton (5 miles east).

## Description

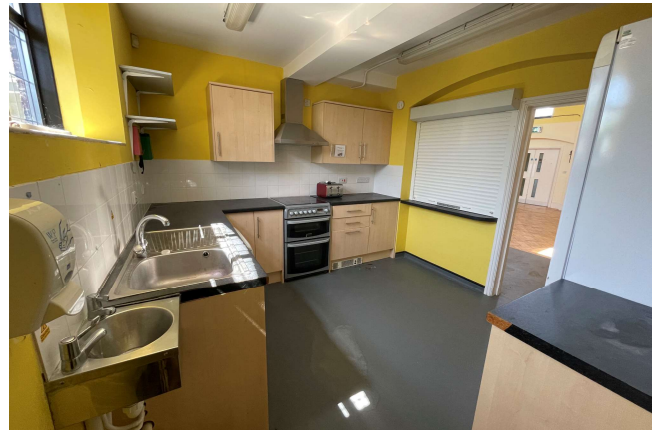
The property comprises of a substantial former Church building constructed in 1938 which in more recent times has been utilised as a Day Nursery & Family Centre. Sitting on a plot of 0.285 Acres the property benefits from off road parking to the front with large rear and side gardens. The property benefits from a variety of different sized rooms which are all accessed via the central hall (former worship) space. Presented to the market in good condition further benefits include gas central heating, double glazing, burglar alarm, ample electrical points and superb 17ft ceiling height in the main hall. There are plenty of internal storage spaces whilst there are multiple kitchens and WCs.

The lease term on offer will include a restrictive covenant which only allows the property to be used predominantly for the provisions of "Early Years activities" suitable for 5 years or younger. Further details are available upon request.

This is seen as a rare and unique opportunity to lease substantial commercial premises in a popular residential location and viewing is therefore highly recommended.

## Terms

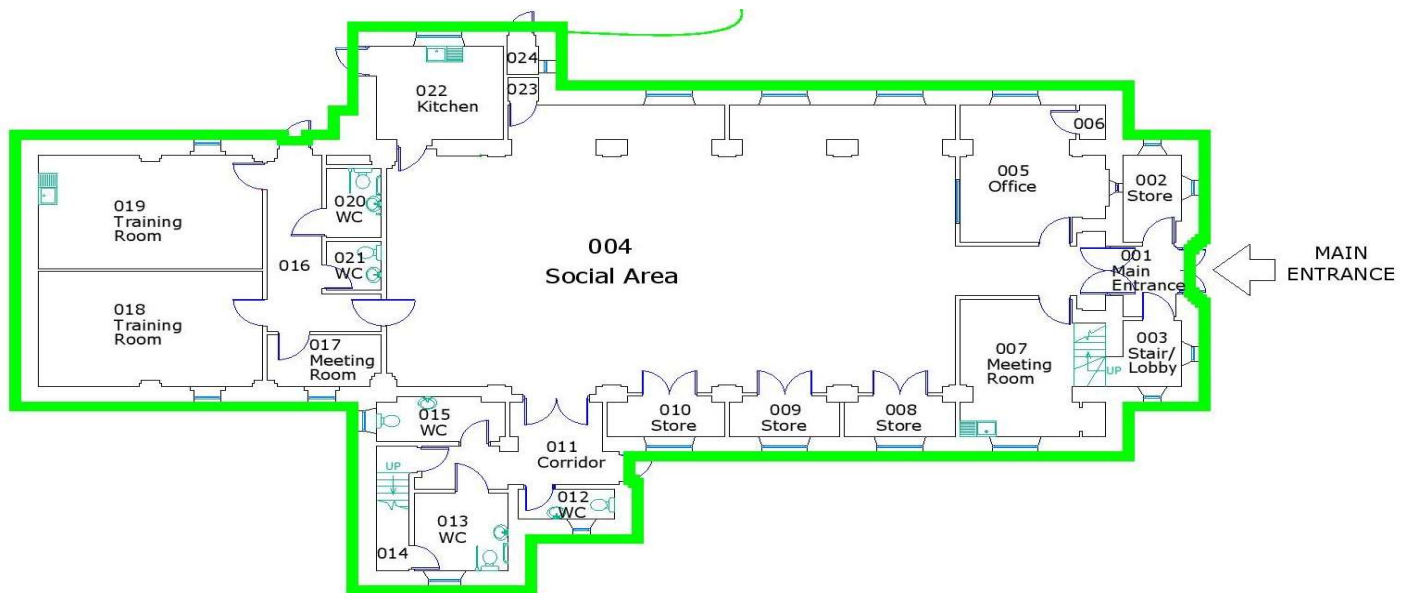
The property is available by way of a sub-lease which expires in December 2034. The rent is £35,000 Per Annum exclusive. Further details are available upon request.



## Accommodation

To be read in conjunction with the below floor plan. The property has the following approximate floor measurements:

Floor / Name	SQ FT	SQM
002 (Store)	65	6
003 (Lobby)	49	4
004 (Social Area)	1,635	152
005 (Office)	140	13
007 (Meeting Room)	199	18
008 (Store)	41	4
009 (Store)	41	4
010 (Store)	43	4
017 (Meeting Room)	53	5
018 (Training Room)	236	22
019 (Training Room)	243	22
022 (Kitchen)	118	11
First Floor Offices	337	31
<b>Total</b>	<b>3,200</b>	<b>296</b>



## Video

<https://justiceandco.co.uk/stepping-stones-children-family-centre-bn41-lpn/>

## Summary

- + **Rent** - £35,000 Per Annum exclusive
- + **VAT** – Not To Be Charged on The Rent
- + **Deposit** – 3 Months
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – TBC

## Viewing & Further Information

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