



**SURGERY / MEDICAL /  
OFFICE**

292 Sq Ft  
(27 Sq M)

**RENT: £6,750 Per Annum**

## Quirky Surgery / Medical / Beauty Premises with Private Parking To Let

- + Situated in Heart of Popular East Preston Village in West Sussex
- + Small Ground Floor Surgery - Waiting Room, Treatment Room & WC only
- + Private Off Road Parking To Front
- + Available By Way of A Lease Assignment or Sub-Let
- + Suit Variety of Commercial Occupiers (stpc)
- + Rare Opportunity - Viewing Highly Recommended



## Location

East Preston is a coastal village with a thriving community (population of 5,919) situated just south of the picturesque Sussex downs. The property is situated on The Street which is a stones throw from a popular neighbourhood shopping parade and the main thoroughfare between the A259 coastal road and the popular greensward and seafront. Nearby commercial occupiers include public library, estate agents, chemist, public house, hair salons and a host of independent retailers and office occupiers. The nearest railway station of Angmering-On-Sea with its regular services along the coast and north to London can be located approximately 1 mile to the north whilst the property is on a popular bus route. East Preston is situated in between the popular seaside town of Worthing (6 miles east) and the cathedral city of Chichester (19 miles west).

## Description

The property comprises of a former residential cottage which in part has been converted to provide a small front surgery premises. Accessed via private driveway suitable for 4 or 5 vehicles the property is accessed via private front door leading to an open plan waiting area, a separate treatment room and a WC. The property benefits from non slip flooring throughout, strip lighting, ample electrical points and night storage heating. This is seen as a rare opportunity to acquire versatile commercial accommodation suitable for a variety of uses (stpc) with relatively low overheads. Please note that a Veterinary practice would not be considered at these premises.

The remainder of the property is a self contained residential flat and this is not included within this assignment / sub-letting.

## Accommodation

Floor / Name	SQ FT	SQM
Reception / Waiting Room	181	17
Treatment Room / Surgery	111	10
<b>Total</b>	<b>292</b>	<b>27</b>

## Terms

The premises are available by way of an existing lease for a term of 15 years from 24th January 2022 expiring 23rd January 2037. There are no break clauses within the lease. There are upward only market reviews in 2027, 2032 and 2037.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,500. Interested parties are asked to contact Arun District Council's Business Rates department to ascertain whether they are eligible for 100% small business rates relief.

## Summary

- + **Rent** - £6,750 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** – To Follow

## Viewing & Further Information

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