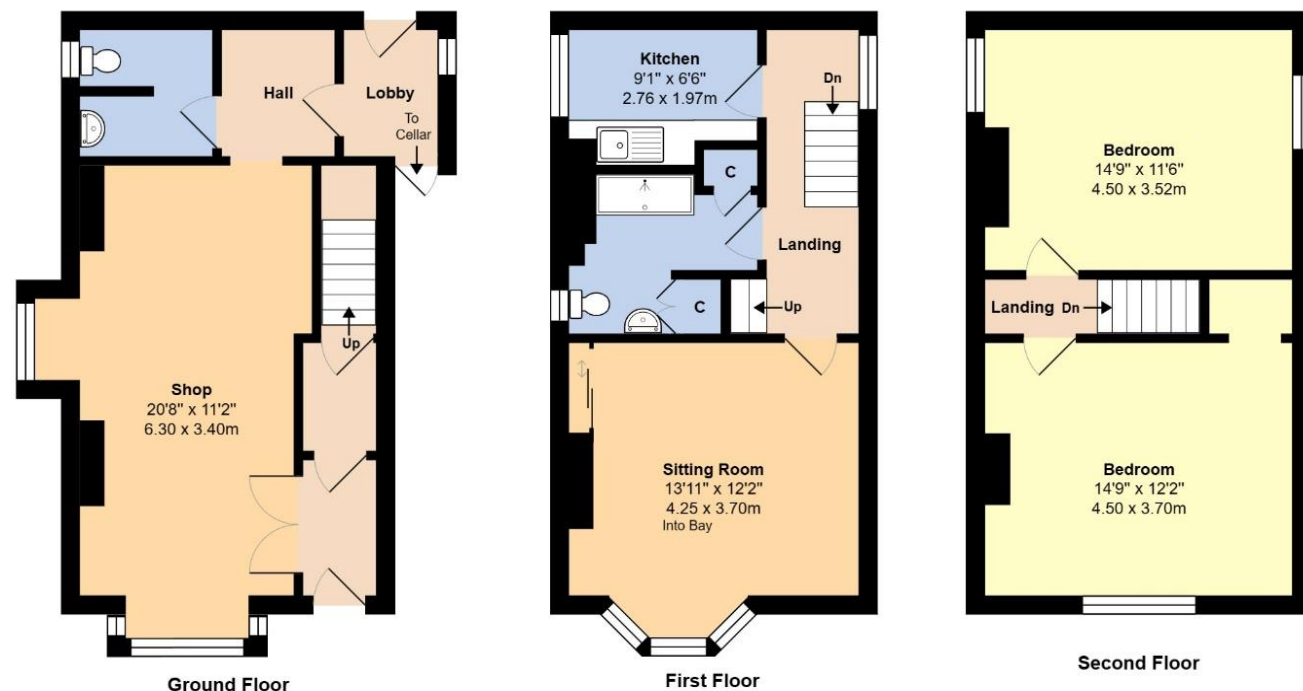


Retail Unit with Maisonette
POSSIBLE INVESTMENT OPPORTUNITY
 Guide Price £515,000



Total Area: 1149 ft² ... 106.7 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by jtm 2024

EPC Ratings:

Residential - E
 Commercial - C

Council Tax Band – Residential C

Rateable Value – Commercial - £9,300

Agents Note

We are advised by the vendor that the lease for the property is held by a Limited Company, and their preferred method of sale is to dispose of the shares to the Company.



6 Tarrant Street Arundel West Sussex BN18 9AJ

A rare opportunity to acquire a mixed residential and commercial investment in this prominent position in the heart of the important historic town of Arundel.

6 Tarrant Street is offered for sale on the remainder of a long 999-year lease with approximately 954 years to run. On the ground floor, there is a lock up shop and above that is a two-storey maisonette, comprising sitting room, fitted kitchen, two double bedrooms and bathroom.

The property extends to approximately 1150 sq.ft and at the time of marketing is fully let, producing a combined rental income of £27,550. With pending revision, a projected rent of £29,250 is expected from September 2025.

Glyn-Jones

Rustington Office
 01903 770095
 www.glyn-jones.com



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

6 Tarrant Street, Arundel

Guide Price £515,000

Parts of the property

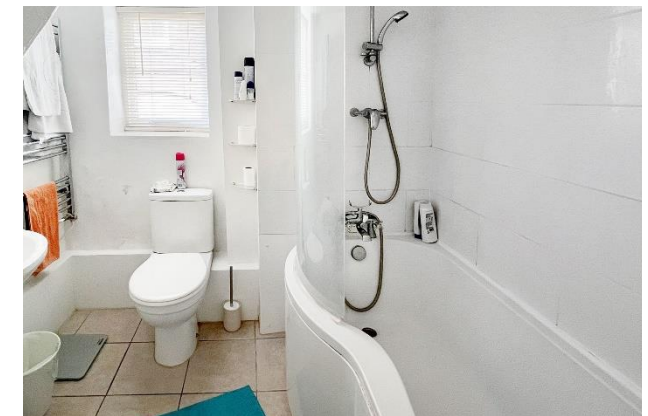
Floor	Description	Approx. Area m ²		Annual Rent
Lock up Shop	Retail Area	21.42	(1245.27 sq.ft)	
	(rear lobby & cloakroom)			£13,750.00
	Basement Storage			
Maisonette				
First Floor	Sitting Room	15.72	(187.94 sq.ft)	
First Floor	Kitchen	5.44	(127.44 sq.ft)	£13,800.00
Second Floor	Bedroom 1	16.65	(301.06 sq.ft)	
Second Floor	Bedroom 2	15.84	(246.81 sq.ft)	
First Floor	Bathroom			
	Total 106.7	(1149 sq.ft)		£27,550.00



Location

The premises are located in a prominent and central position along Tarrant Street within less than 100 yards of the High Street. Very much the hub of the town, the property is surrounded by a range of independent retail traders, restaurants and local businesses.

The town of Arundel synonymous with its castle and cathedral boasts a 1000 years of history and enjoys an all year round tourist trade with independent shops, contemporary art galleries, restaurants and cafes. A mainline railway station offers easy access to London and the A27 and A29 provide for easy commuting by road.



“ A rare opportunity to acquire a mixed-use investment in the centre of Arundel Town ”