



First Floor

Total Approx. Floor Area 2929 ft² ... 272.1 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Jtm 2025

EPC Rating – 94 D

#### Business Rates

Ground Floor - 102-104 Day School and Premises - £21,500

First Floor - 102 -104 Offices and Premises - £8,300

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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## INVESTMENT OPPORTUNITY Freehold for Sale

Offer invited in excess of £450,000

Glyn-Jones



## 102-104a The Street, Rustington West Sussex BN13 3NJ

A rare opportunity to acquire a commercial freehold investment in this prominent position in the centre of the bustling village of Rustington.

102 to 104a The Street is made up of a large double commercial unit with an additional two storey extension on the east side. Fully let under two commercial leases; on the ground floor is a day nursery or pre-school with extensive ancillary space, including a newly constructed conservatory, large kitchen, cloakrooms and office; the second lease is for extensive versatile office space on the first floor and a separate lock-up shop on the ground floor, known as 104a.

The property extends to almost 3000 sq. ft and is currently fully let with two established tenants providing an annual gross rental income of £29,690.

We understand that both leases are let outside of the 1954 Landlord and Tenants Act. The pre-school has a long lease with 18 years remaining, taking it up until 2043, although we understand there is a five year break clause. The office and lock-up shop are currently let on a periodic basis. This information has been provided to us by our client and we recommend you have this verified by your legal representative.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



## 102 – 104a The Street Rustington

Offer invited in excess of £450,000



“A rare opportunity to acquire a significant commercial investment in this popular village location.”

## Location

The premises are located in a prominent and central position on Rustington Village's main thoroughfare. There is a high demand for commercial premises in the village, and consequently it is rare to find an empty retail or commercial unit.

Rustington is located on the West Sussex Coastline, approximately mid-distance between the cities of Brighton and Chichester. The village enjoys a wide range of both national and independent retailers including, Waitrose, Iceland etc, along with a wide range of eateries, coffee shops and amenities.

Rustington enjoys a vibrant atmosphere with a growing population, it is expected that a strong demand will continue for properties of all types within the area.

