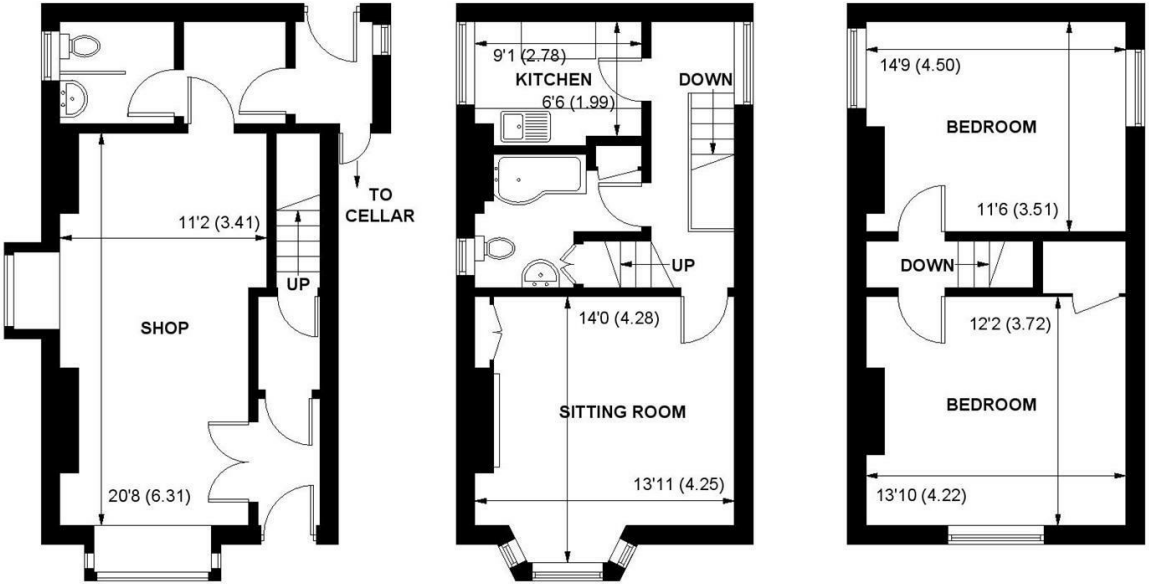
Sw

Sims Williams

6, TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DG



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1148 SQ FT / 106.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©
Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

Guide Price: £425,000
952 years Leasehold

6 TARRANT STREET, ARUNDEL BN18 9DG

- Commercial & Residential Property
- Ground Floor Shop
- Two-Storey Apartment
- Two Double Bedrooms
- Bright Sitting Room
- Fitted Kitchen
- Character Features
- Town Centre Location
- 999 Year Lease from 1979

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = C

A well-sized ground floor retail unit, currently occupied by a family-run business selling ladies' clothing and handbags. The shop includes a cloakroom with WC and wash basin, a storage area, and steps leading to a cellar at the rear. The shop will be offered with vacant possession, allowing flexibility for a new owner or tenant. The potential combined rental income has approximately £27,550 per annum - comprising most recently £15,610 p/a for the shop and £11,940 p/a for the apartment.

On the first and second floor is the two bedroom apartment which has most recently achieved a monthly rental income of £1,195. The first floor comprises a bright living room with a bay window, feature fireplace, and some built-in cupboards.

The kitchen is fitted with neutral units with a wash basin and space for washing machine/dryer, gas cooker and fridge-freezer. The family bathroom is also located on the first floor featuring tiled flooring and fitted with a white suite comprising bath with wall shower, hand wash basin, heated towel rail & WC.

On the second floor, the master bedroom benefits from built-in cupboards and a feature fireplace and the second double bedroom is dual-aspect, also with a feature fireplace.

We have been advised that the lease on the building is 999 years from approx. 1979.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From our offices in the High Street turn left into Tarrant Street where number 6 can be found on the right-hand side.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract