

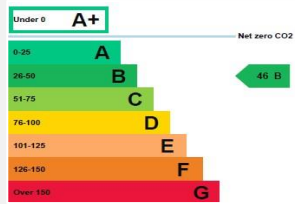
Lettings



1a High Street | Storrington | West Sussex | RH20 4DR

H.J. BURT
Chartered Surveyors : Estate Agents

- First & Second floor offices EPC: B | Business Rates TBC:
- Private High Street entrance
- Good Signage area
- Newly refurbished throughout
- Newly fitted Kitchenette, Male & Female WC's



Description

Newly refurbished premises occupying the first and second floor of these well maintained High Street property. Private ground floor entrance with good signage area. The premises have been extensively refurbished to include new kitchenette and male & female WC's. Extending overall to approx. 76 sq meters (818 sq ft) and suitable for a variety of uses.

Entrance Street entrance leading to stairs rising to first floor

First Floor Office 1 22' 7" x 13' 11" (6.872m x 4.254m) Open plan office/retail space, 3 radiators, spotlights, triple aspect double glazed windows

Kitchenette Built-in wall and base units, integrated microwave, fridge

Office 2 14' 2" x 9' 5" (4.309m x 2.874m) Double glazed windows

Spiral staircase leading to first floor landing

Second floor Office 1 13' 2" x 9' 5" (4.025m x 2.881m) Double glazed windows, views of the High Street and Downs, radiator, newly decorated and carpeted

Second floor Office 2 11' 4" x 9' 4" (3.443m x 2.847m) Double glazed windows, radiator, newly carpeted and decorated,

Male WC WC and basin into vanity, vinyl flooring & Female WC WC and basin into vanity, vinyl flooring

Location What3words://

Information

- Outgoings: The Tenant will be responsible for all electricity, gas, telephone, water and drainage charges on the property. **Occupier will also be responsible for 50% share of buildings insurance**

- Business Rates: The Tenant will be responsible for paying Business Rates as applicable and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy.
- Services: Mains water, gas & electricity are connected. Gas central heating.
- Photos & particular prepared: April 2026 (Miss Julie Langmaid MARLA)
- Property Reference: HJB03380

Viewing

An internal inspection is strictly by appointment with: **H.J. BURT Lettings Department**
01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

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