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TO LET

RETAIL – 424 SQ FT (39.39 SQ M)

2 Churchill Court, The Street, Rustington, Littlehampton, West Sussex, BN16 3DA

DESCRIPTION

The retail unit is situated in the heart of Rustington Shopping Centre and forms part of a purpose-built block comprising ground floor retail and offices on the 1st and 2nd floors.

The premises benefit from having suspended ceilings with recessed lighting. There is a WC and kitchen.

LOCATION

Rustington is a well established and increasingly popular shopping centre offering an attractive environment with a mixture of multiple and independent retailers, cafes and restaurants together with two award winning surface car parks (over 400 car spaces free for three hours).

ACCOMMODATION (GROSS INTERNAL AREA)

The premises afford the approximate dimensions and floor areas:

Internal width 39ft 2in

Shop depth 19ft 3in

	SQ FT	SQ M
Retail Sales	424	39.39

AMENITIES / OPPORTUNITY

- Adjacent to a free car park
- Excellent natural light
- Open plan
- Prominent position within Churchill Court

RENT

£8,000 PAX

TENURE

A new full repairing and insuring lease is available for terms to be agreed.

RATES

The Rateable Value of the property is £7,600 (April 2023).

VAT

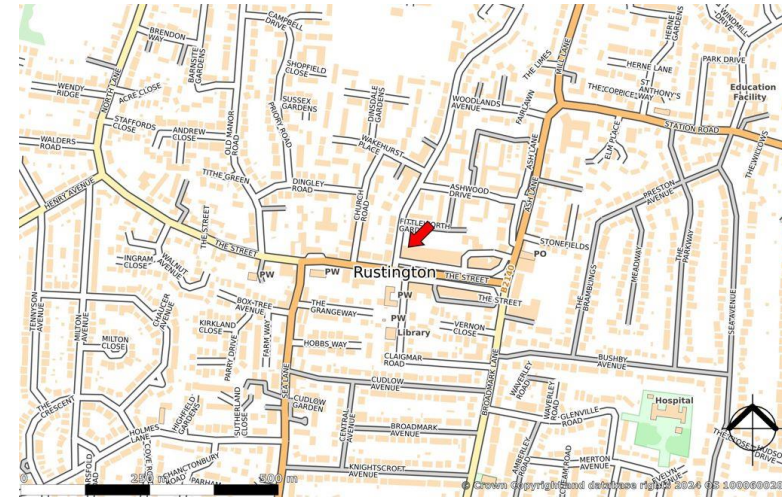
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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Alexander Denning

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**MAKING
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WORK**

Rustington Shopping Centre



3HRS FREE
PARKING



125,000+ SQ FT
OF SPACE

400+ CAR
SPACES




EV CHARGING
AVAILABLE



RETAIL, LEISURE
& OFFICE



ANCHORED
BY:
WAITROSE
& PARTNERS


70,000
CAR VISITS
PER MONTH

*One of West Sussex's
best kept secrets...*

Shop Rustington

Rustington is a thriving and well-established Shopping Centre showcasing over 80 shops, restaurants and bars.

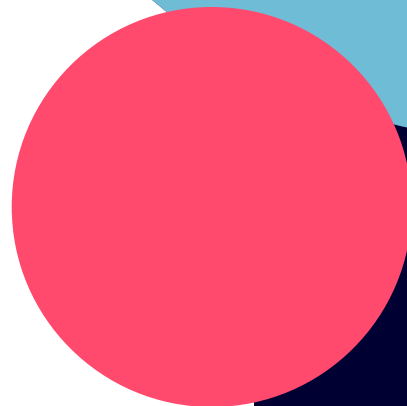
Rustington is centrally situated on the West Sussex coast almost midway between Chichester and Brighton. The whole of West Sussex and part of East Sussex (including Brighton), Surrey and Hampshire are within twenty-five miles of the Shopping Centre.

Rustington benefits from an extensive and balanced tenant line up offering a variety of local boutique occupiers and national multiples including

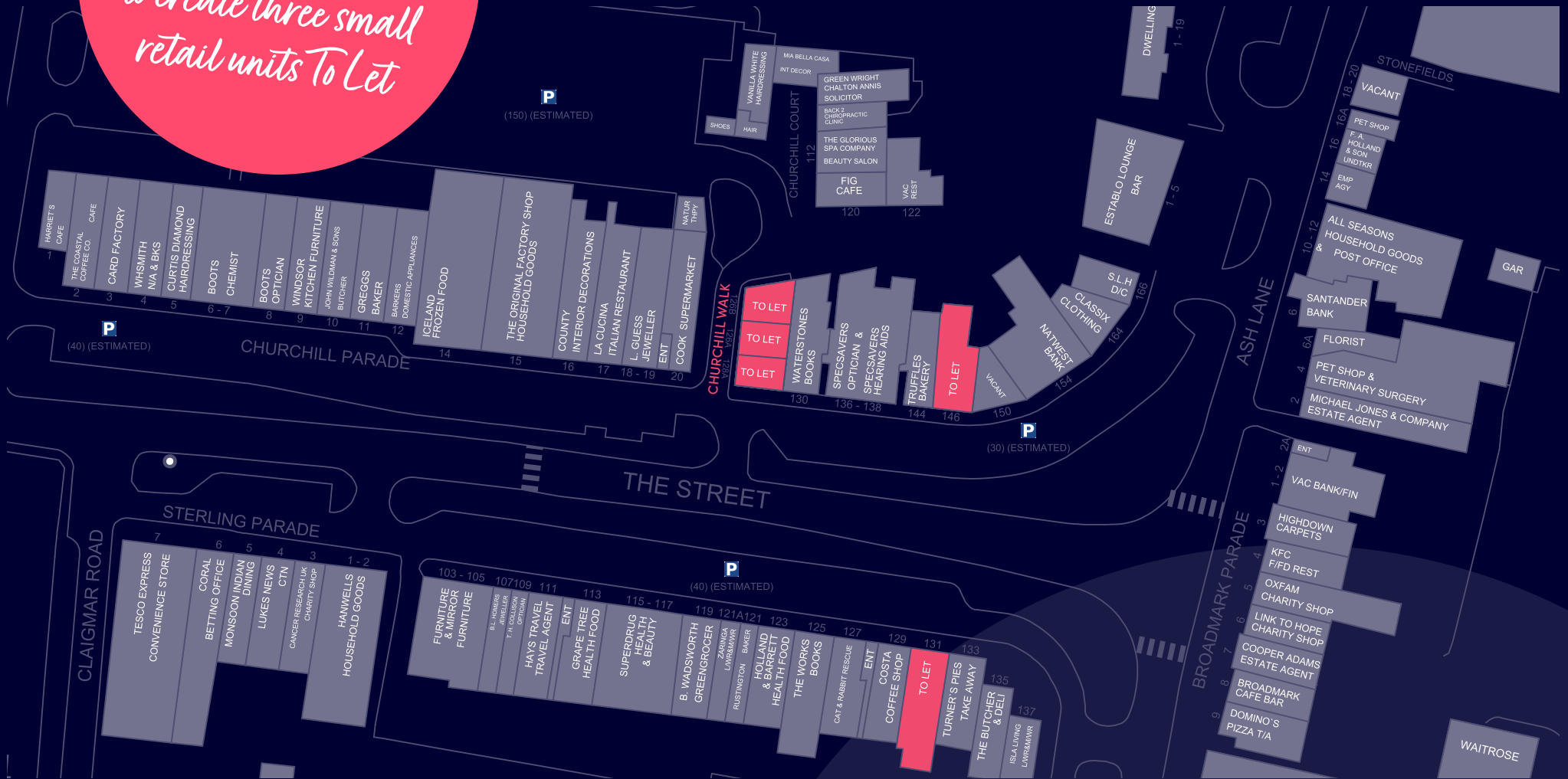
Waitrose, Loungers, Costa Coffee, Turners Pies, Greggs, Iceland, Specsavers, Harriet's Café, amongst other successful businesses.

The Shopping Centre has been held in a single family-ownership for 60 years benefitting from continued investment and active management and is the only Shopping Centre in West Sussex to offer 3 hours free parking.

“
Ranked in the top 2% of all suburban centres in the UK
”



Reconfigured the former Barclays Bank to create three small retail units To Let



“ Rustington ranks in the top 25% of all retail destinations in the South East ”

High tenant retention rate



LOUNGE
CAFÉ BARS

WAITROSE
& PARTNERS

Boots

Waterstones

GREGGS

WHSmith

Holland&Barrett

Superdrug ☆

COSTA

ESTABLO LOUNGE

CAFÉ BAR



THE WORKS **W**

pets
at home

 **Domino's**

 **NatWest**

cardfactory

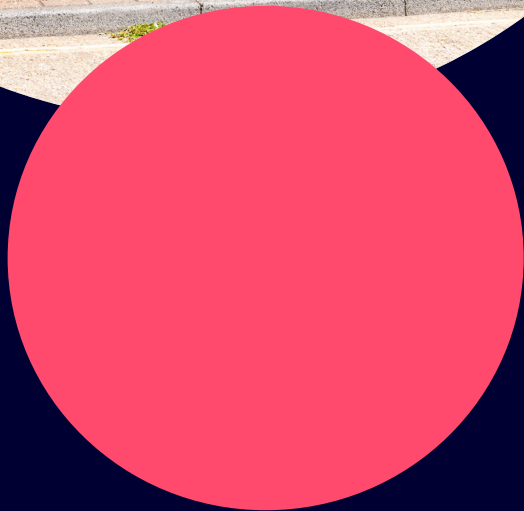
Iceland

KFC





Through active asset management we have a variety of available leasing options to suit occupier demand.



Be part of Rustington Shopping Centre

For leasing opportunities please contact our Agents.

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Join the
line up