

TO LET

RETAIL - OFFICE – 658 SQ FT (61.13 SQ M) Dems House, Unit 3, Old Mill Drive, Storrington, Pulborough, RH20 4QD

# 22 February 2024

### DESCRIPTION

The premises comprise a self-contained retail unit. Internally, the premises are laid out to provide an open-plan retail area and single WC. The accommodation is decorated and lit and has excellent natural light.

### LOCATION

Storrington is well located, being situated on the A283 which provides access via the nearby A24 to Horsham (11 miles) and Worthing (7 miles), as well as Gatwick Airport, London and beyond. The premises is situated within the Old Mill Square, which is immediately behind the High Street and adjoins the Old Mill Square Car Park. Nearby retailers include Costa Coffee, Waitrose and Hamills, as well as a number of independent retailers.

### **ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	658	61.13

### **AMENITIES / OPPORTUNITY**

- Prominent/visible from Old Mill Square Car Park
- Opposite public car park
- Open plan retail unit Modern Kitchen
- Single WC
- Well lit and decorated

### RENT

£9,500 PAX

### RATES

The April 2023 Rateable Value of the property will be \$8,500.

## VAT

Not Applicable.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC











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# VIEWINGS - 01903 229200ft: 01903 229 201e: dmarsh@shw.co.ukft: 01903 229 201e: dmarsh@shw.co.ukft: 01293 441312MAKINGBen Collinst: 01293 441312e: bcollins@shw.co.ukinLinkedIn - SHW PropertyPROPERTYBen Collinst: 01293 441312e: bcollins@shw.co.ukioInstagram - SHW PropertyWORK

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