



FLEXIBLE GROUND FLOOR UNIT TO LET

- Self Contained Class E Space in a Period Building
- Allocated Parking
- Findon Village Location
- Suit a Variety of Different Uses (STNC)

Interested in this property? Please contact us on 01903 792785

2 OLD STOCKS, NEPCOTE LANE, FINDON, WORTHING, WEST SUSSEX, BN14 0SA

Location

The premises is situated in the heart of Findon Village approx. 4 miles north of Worthing with easy access to A24 and A27. The nearest railway station is Worthing (approx. 3.5 miles). A regular bus services passes through providing access to Worthing town centre, seafront and surrounding districts.

The premises can be found on Google Maps by typing in the following postcode: BN14 0SA.

Description

A self contained ground floor office in a detached period building which could be suitable for a variety of different uses (STNC), with private kitchenette and WC. There is an allocated car parking space for each of the ground floor units.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	516	47.94

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Asking price of £650 pcm, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £5300. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2644.70. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of D - 78.

VAT

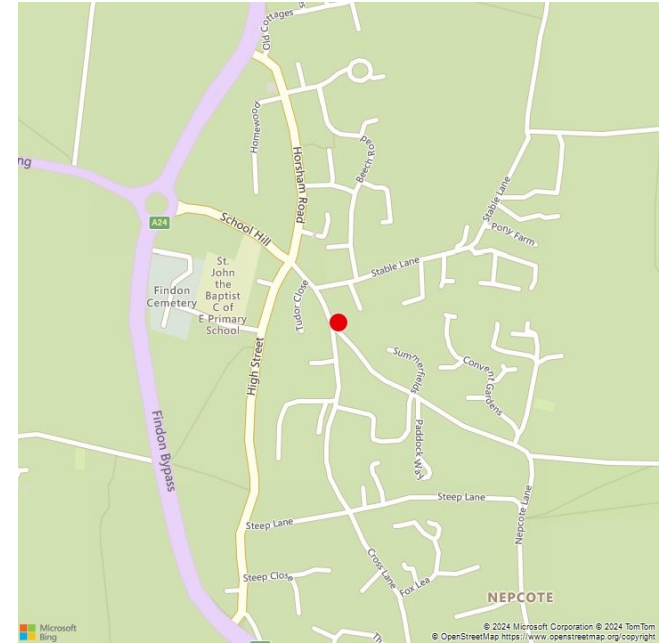
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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