

Westwood and Company

COMMERCIAL PROPERTY AGENTS, LAND AND DEVELOPMENT CONSULTANTS, VALUERS,
INVESTMENT PROPERTY, LEISURE AND LICENSED PROPERTY AGENTS

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Tele: 01483 429393

Lovely freehold grade II listed shop and upper part In the heart of Steyning For Sale or To Let at

24 High Street
Steyning
West Sussex
BN44 3GG.

Approx 1,270 sq/ft with off street parking .



DESCRIPTION:

An end of terrace Grade 2 Listed building comprising a ground floor shop with internal access to a storage area at first floor level. The property benefits from lay-by parking at the front of shop.

SITUATION:

Located in this attractive village, close to the junction with Church Street, and serving the surrounding affluent residential area. Nearby traders further along the High Street include Martins, The Co- Operative Food, Barclays Bank, Post Office and Cancer Research.

Steyning is situated 12 miles north- west of Brighton, 9 miles north of Worthing and benefits from good road links via the A283 which links to the A24.

ACCOMMODATION:

Main Shop: 34' 02" x 15' 11" = 545.57 sqft.

Rear Shop: 24' 08" x 11' 03" = 279.46 sqft.

First Floor: 11' 11" x 37' 04" = 445.88 sqft.

Including W .C and rear staircase to first floor.

Total: 1,270.91 sq/ft (118.07 sq/ft)

TERMS:

A new lease on full repairing and insuring terms is available for a period of years to be agreed at £20,000pax.

PRICE:

Offers in excess of £250,000 STC.

E.P.C: Rating E- 123.

COSTS:

Both parties pay legal costs.

VIEWING:

Strictly by appointment with sole agents who hold the keys.

**Viewing Strictly by appointment with the Landlords sole agents
WESTWOOD AND COMPANY ON 01483 429393 Website www.westwoodandco.com**

The information given here is for guidance purposes only and believed to be correct however it may be varied or changed. Prospective tenants/purchasers must carry out their own due diligence. All the information set out should not be construed as any form of offer or contract. No structural survey or investigations have been carried out and no services or appliances tested or inspected.

Whilst every care has been taken in the presentation of these particulars intending purchasers should satisfy themselves as to their accuracy. They do not constitute any form of offer or contract.

All negotiations should be conducted through
WESTWOOD AND COMPANY.