

Due to Business Relocation

Available for rent

Shop / Showroom and Workshop

the most interesting premises in Arundel (probably)!



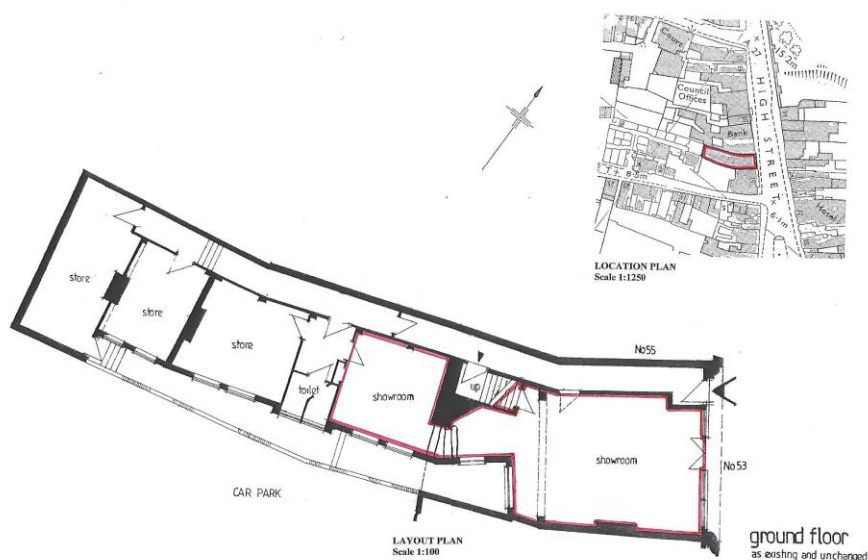
53 High Street Arundel West Sussex BN18 9AJ

Agents Comments: The best position in town? Situated in the busy part of this historic town and as well as the all year round benefits of tourism, Arundel is an increasingly important commercial centre, south of the South Downs in the South Downs National Park 'Arun gap'.

Arguably the building is among the finest buildings with the imposing 'mock Tudor' façade and in one of the best locations in Arundel, being in the High Street opposite the castle walls.

- This shop will suit a variety of retail / showroom or display uses with a large dry basement which can be used as additional workspace office or retail?
- Other uses would be subject to planning.
- Fantastic opportunity with high profile impact position on the High Street
- Good footfall
- Brilliant visibility from almost every position in the High Street
- Large shop total useable area 1200ft² approx.

Ground Floor Retail Area: 716ft² (66m²)
Frontage: 17'6" (5.50)
Basement / Workspace Area: 490ft² (45.57m²)
Rent: Negotiable depending on lease terms
Tenure/Lease: Easy lease terms - negotiable
Rates Payable: to be confirmed
Services: Services have not been tested.
EPC: An EPC is available. Premises are Band C.



Ground floor retail area outlined red

Viewing: Strictly through CPA property and call us on **01798 831250** or email

53@commerceproperty.co.uk

Please Note: While you are free to 'browse' our clients would appreciate no casual enquiries or discussions with staff.

Commercial Property Associates complies with the RICS Code of Practice on Commercial Leases in England and Wales and recommend prospective landlords and tenants seek professional advice from a qualified professional before agreeing or entering into any tenancy agreement.

Important Note: These particulars do not constitute an offer or contract and may, despite the care in preparation, contain inaccuracies. Prospective purchasers or lessees must check their accuracy by inspection or otherwise.