

**LOCK UP SHOP  
A1 RETAIL OR A2 USE**

**TO LET**



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**3 FERRYMEAD, STATION RD, PULBOROUGH, RH20 1AH**

Prominent shop in small parade

Existing A2 use but also suitable for A1

59.4 sq m (**639 sq ft**)

Parking in front of property



Owen Shipp Chartered Surveyors  
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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### Location

The property occupies an end position in a small parade of 3 shops. It is centrally located on the A283 in the town of Pulborough, opposite NatWest Bank and Monkhouse & Bannisters. It is set back from the road and benefits from car parking immediately in front (free for one hour). Nearby towns include Arundel (9 miles), Petworth (6 miles) and Billingshurst (5 miles).

### Description

The property comprises a single level lock up shop unit, rectangular in shape with approximate dimensions of 9 metres depth x 6.8 metres. The unit is currently carpeted and has wood laminate effect lined walls and a suspended ceiling. There is storage heating as well as an air-conditioning unit.

### Accommodation

The net internal areas are approximately as follows:

**Retail area            59.4 sq m        639 sq ft**

WC

### Lease/Rent

The premises is available on a new sub-lease for a term until January 2017 at a rent of £11,750 pa exclusive, subject to review.

### Rates

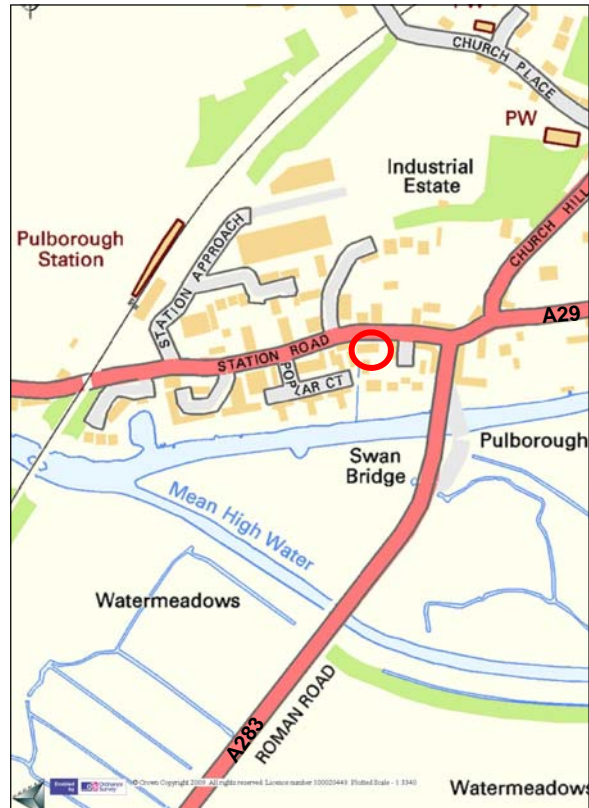
Rateable value: £6,400  
Rates payable: £3,104 (2009/2010)  
Small Business Rate Relief may apply

### Legal Costs

The incoming tenant to pay the lessor's legal costs incurred in the transaction.

### Energy Performance Certificate

Further details from agents.



### Viewing

Strictly by appointment with the sole agents:



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*

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