

OPEN STORAGE YARD

0.58 acre / 0.23 ha

TO LET



BROOKSIDE AVENUE, RUSTINGTON

WEST SUSSEX BN16 3LF



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in an established industrial and commercial area just south of the A259 dual carriageway between Worthing and Littlehampton, conveniently accessible to the A27, and the wider road network. Nearby occupiers include Sainsbury's, Dunelm, Chandlers BMW / Mini, Aldi, Next, Screwfix, Toolstation, Howdens and Topps Tiles.

Description

The premises comprise a gated and majority hard surfaced site which may suit a variety of yard or open storage uses (subject to any necessary consents).

Open Storage Yard

0.58 acre

0.23 ha

Terms

The site is TO LET for a term to be agreed at a commencing rental of **£36,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

The rental is exclusive of VAT, business rates and any other outgoings.

The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value £31,750 from 1 April 2023 (formerly £22,500)

Viewing by appointment with sole letting agent Graves Son & Pilcher LLP



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amenities and services not tested
measurements are approximate



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



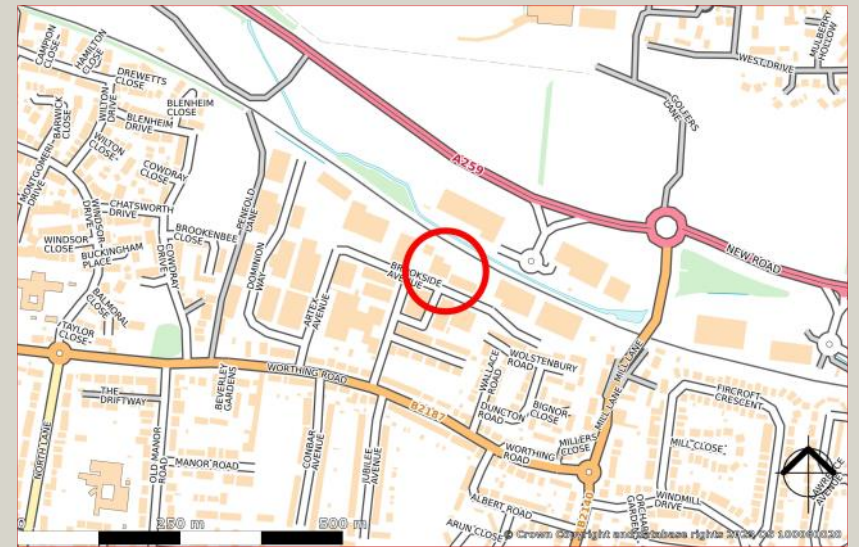
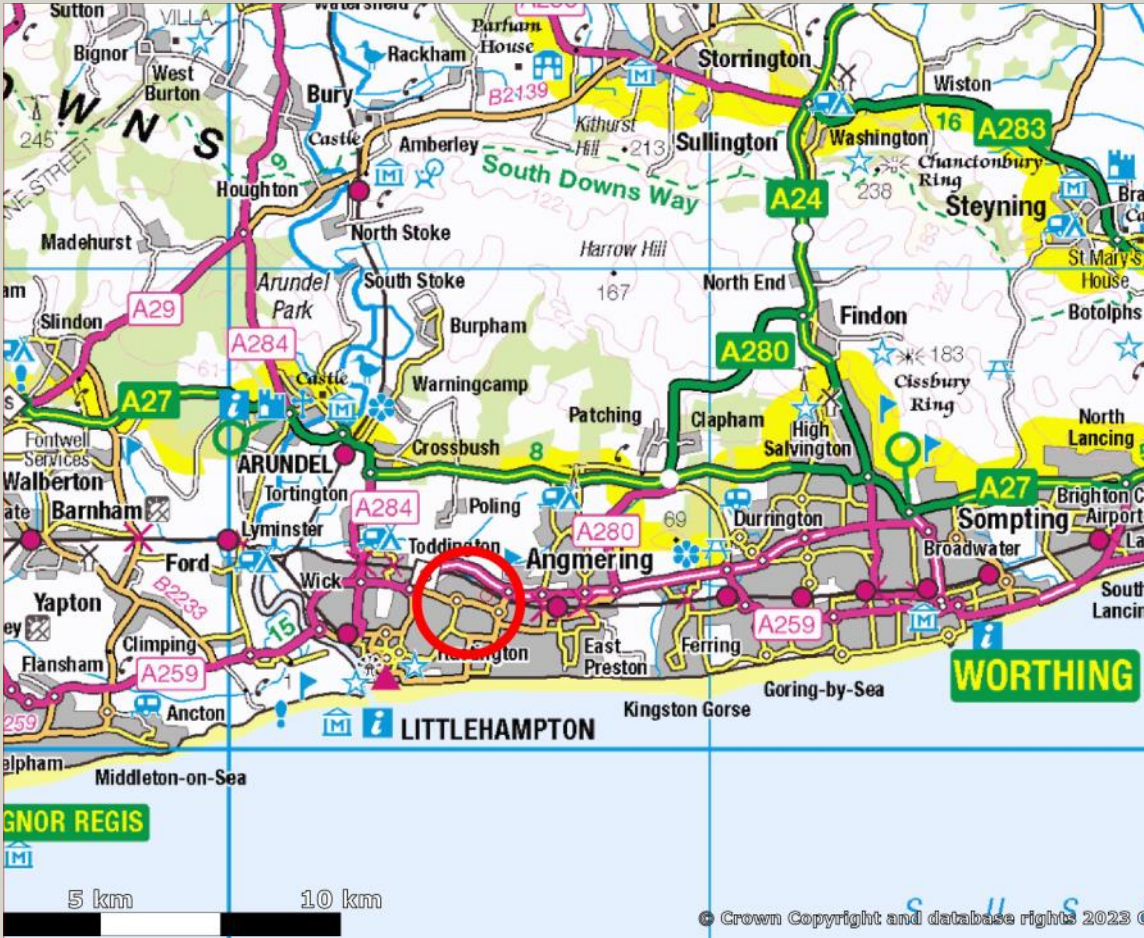
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