

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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TO LET **BARN-STYLE PROPERTY WITH RETAIL USE** **IN BUSY VILLAGE CENTRE** **Parking for 12-14 vehicles** **4730 sq ft / 439.42 sq m**



THE OLD BARN, FERRINGHAM LANE, FERRING, WORTHING BN12 5LL

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Regulated by RICS

1/2 .. The Old Barn, Ferringham Lane, Ferring, Worthing BN12 5LL (cont.)

LOCATION: This ground floor lock-up retail unit, currently used for carpet sales, is located on the west side of Ferringham Lane opposite the junction with Church Lane and St Andrew's Church, and has the benefit of off-road parking for 12-14 vehicles.

Other local businesses include solicitors, estate agents, convenience stores, a dental practice, restaurant, etc within Ferring's busy village centre.

DESCRIPTION: This flint and brick/blockwork property beneath a pitched and flat roof has a largely open-plan layout with some existing partitioning, and comprises:

- Main Retail Area: 3581 sq ft / 332.68 sq m
- Side Office/Ancillary Area: 1150 sq ft / 106.84 sq m
- Ladies WC
- Gents WC
- Kitchen Area
- Useful off-road parking for customers, deliveries, etc.

APPROX. GROSS INTERNAL AREA: 4730 SQ FT (439.42 SQ M)

LEASE/RENT: The premises are offered to let on a new full repairing and insuring lease on flexible terms at a rent from £15,000 pa exclusive.

LEGAL COSTS: The ingoing tenant to be responsible for the landlord's reasonable legal costs in the preparation of a new lease.

RATES: We understand from verbal enquiries of Arun District Council that the Rateable Value of the property is £ 19,500 and the rates payable for the financial year to 31 March 2010 are £ 9,457.50.

ENERGY PERFORMANCE CERTIFICATE:

An Energy Performance Certificate has been commissioned.

VAT: VAT not applicable.

VIEWING: Strictly by appointment through the sole agents:

Marshall Clark, 12 Sompting Road, Worthing, BN14 9EP

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