



**PARSONS  
SON &  
BASLEY**

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ESTATE AGENTS  
PROPERTY MANAGERS



Property solutions since 1825

**61-63 High Street, Steyning , Sussex BN44 3RE**  
**£17,000 Per Annum**

Location

Situated in the heart of Steyning high street, there is a host of other independant retailers within the high street including Bunces hardware store, Truffles bakery along with several other coffee shops and restaurants.

Description

The property comprises of a split level retail space previously used as a pharmacy with rear storage /office space along with W.C and kitchenette space.

Fitted with strip lighting and carpeted throughout along with security alarm, slate wall for display stands and ample shelving space, the property also has the benifit of a ramp for disabled access and character beams within the property.

The good sized shop front makes this an imposing unit, with plenty of street car parking within the area.

Size

- Retail area - 551.98sq.ft
- Internal storage - 344.32sq.ft
- Office- 97.92sq.ft
- Total internal area circa - 994.22sq.ft

Lease

The property is available by way of a new sub-lease term to be agreed and an asking rental of £17,000 per annum exclusive.

Business Rates

Interested parties are advised to contact the local authority to confirm the rates payable and to confirm if they are eligible for any small business rates relief.  
Rateable Value: £16,750

Legal Costs

Each party will be responsible for their own costs incurred in relation to the transaction.

EPC

An EPC is available for interested parties to view on request.

VAT

May be chargeable on this transaction, interested parties must make their own enquiries to confirm.

Viewing

Strictly by appointment with SOLE AGENTS, PARSONS SON AND BASLEY



THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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**32 Queens Road, East Sussex, Brighton, BN1 3YE**  
**Contact: Richard Lowrey**  
**Tel: 01273-274028 or 07725-723021**  
**Email: [richardlowrey@psandb.co.uk](mailto:richardlowrey@psandb.co.uk)**  
**Web: [www.psandb.co.uk](http://www.psandb.co.uk)**