



**3HRS FREE
PARKING**



**400+ CAR
SPACES**



**LARGE
CATCHMENT
AREA**



**THRIVING
NEIGHBOURHOOD**

**RETAIL, LEISURE
& OFFICE**



80 SHOPS



**70,000
CAR VISITS
PER MONTH**

146 The Street

Rustington Shopping Centre - one of West Sussex's best kept secrets...

*Prominent south
facing shop to let
suitable for cafe
and restaurant
users*

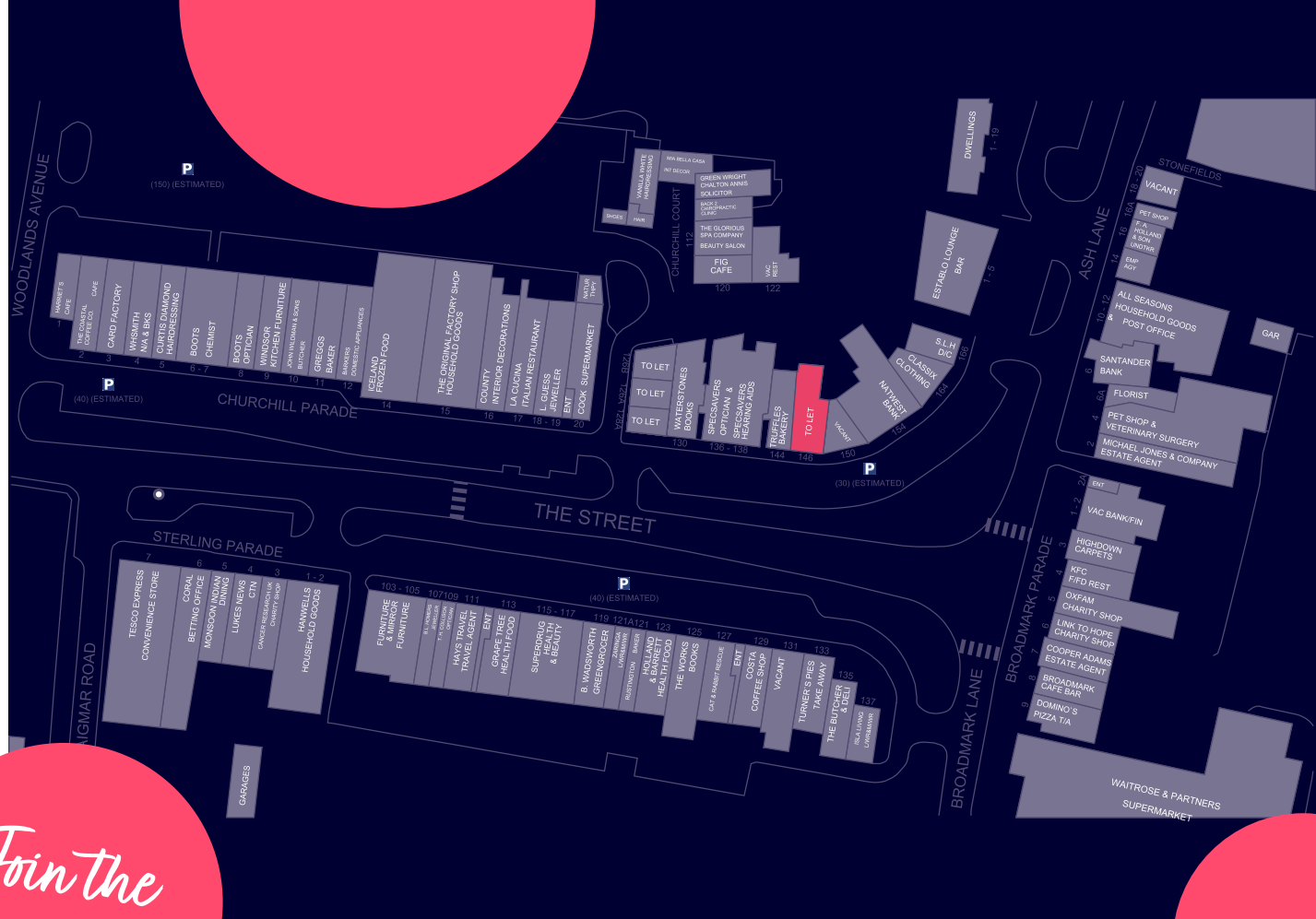
Accommodation

The premises is arranged over ground floor only offering the following approximate floor areas;

Floor areas (NIA)	sq ft	sq m
Ground Floor Sales	610	56.67
Ground Floor Ancillary	346	32.14
Total	956	89.01

Location

The property is situated in the heart of well-established Rustington Shopping Centre, which offers an attractive mix of multiple and independent retailers, cafés, restaurants and banks as well as 3 hours free public car parking. The property is located along South Side of The Street and benefits from a recently installed recessed shop front with external customer seating. The property is adjacent to **Truffles Bakery**, with other nearby occupiers including **Waitrose**, **Loungers**, **Specsavers**, **Cook**, **NatWest**, **Greggs** and **Costa Coffee**, amongst other established local independents.



Join the line up

Further information

Rates

The rates are to be re-assessed.

Rent

£22,500 per annum exclusive.

Legal costs

Each party is to be responsible for their own legal fees.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will be chargeable on the rent.

EPC

Upon Request.

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Rustington Shopping Centre



3HRS FREE PARKING



125,000+ SQ FT OF SPACE

400+ CAR SPACES



EV CHARGING AVAILABLE



RETAIL, LEISURE & OFFICE



ANCHORED BY:

WAITROSE & PARTNERS

70,000 CAR VISITS PER MONTH

One of West Sussex's best kept secrets...

Shop Rustington

Rustington is a thriving and well-established Shopping Centre showcasing over 80 shops, restaurants and bars.

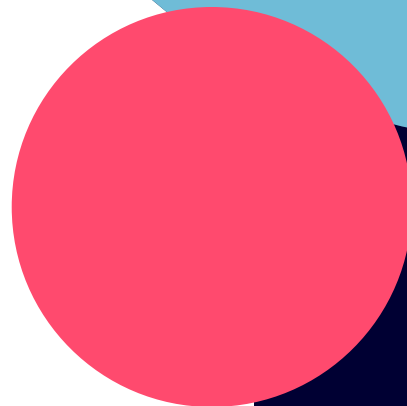
Rustington is centrally situated on the West Sussex coast almost midway between Chichester and Brighton. The whole of West Sussex and part of East Sussex (including Brighton), Surrey and Hampshire are within twenty-five miles of the Shopping Centre.

Rustington benefits from an extensive and balanced tenant line up offering a variety of local boutique occupiers and national multiples including

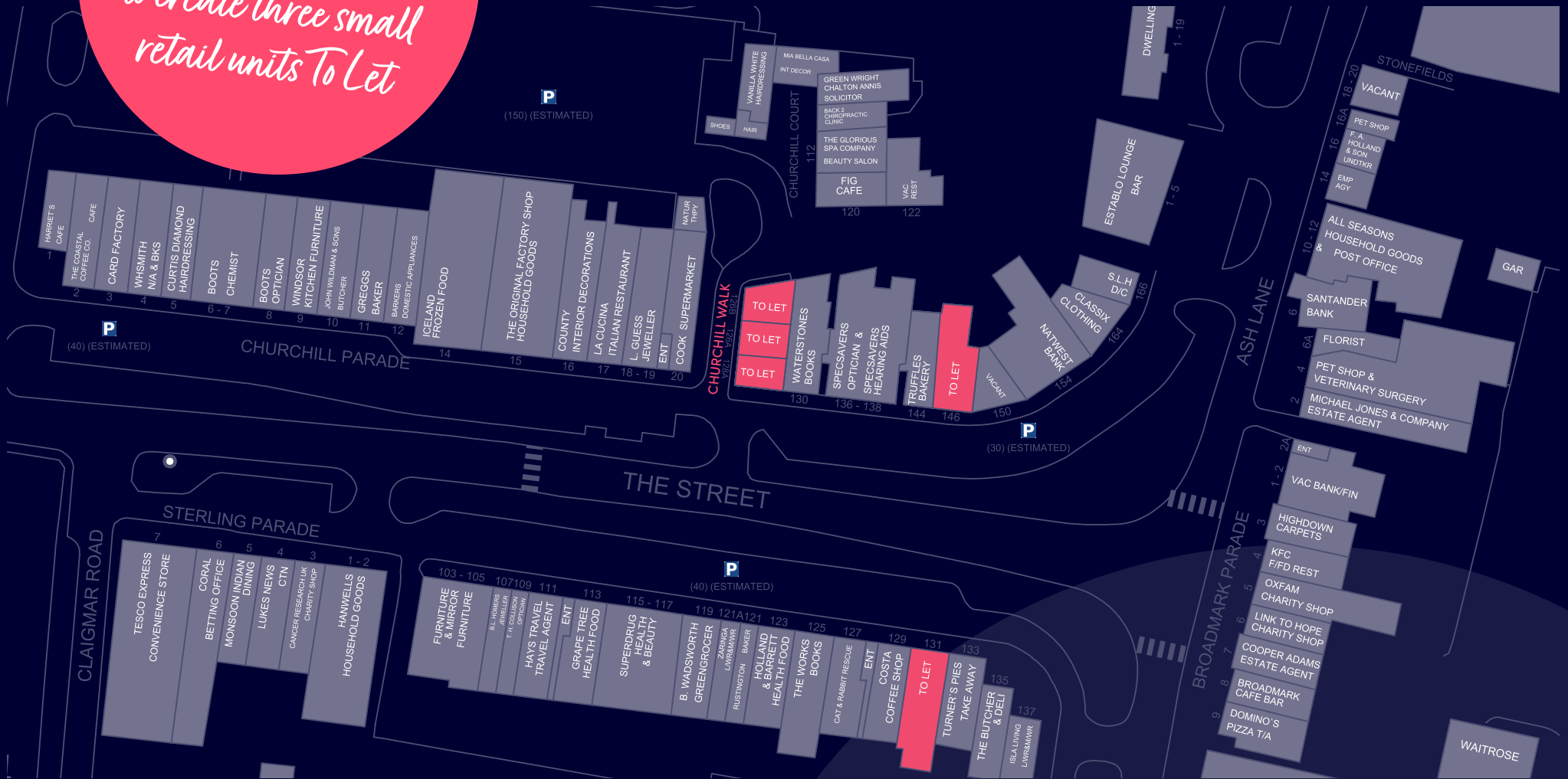
Waitrose, Loungers, Costa Coffee, Turners Pies, Greggs, Iceland, Specsavers, Harriet's Café, amongst other successful businesses.

The Shopping Centre has been held in a single family-ownership for 60 years benefitting from continued investment and active management and is the only Shopping Centre in West Sussex to offer 3 hours free parking.

“
Ranked in the top 2% of all suburban centres in the UK
”



Reconfigured the former Barclays Bank to create three small retail units To Let



“ Rustington ranks in the top 25% of all retail destinations in the South East ”

High tenant retention rate



LOUNGE
CAFÉ BARS

WAITROSE
& PARTNERS

Boots

Waterstones

GREGGS

WHSmith

Holland&Barrett

Superdrug ☆

COSTA

ESTABLO LOUNGE

CAFÉ BAR



THE WORKS **W**

pets
at home

 **Domino's**

 **NatWest**

cardfactory

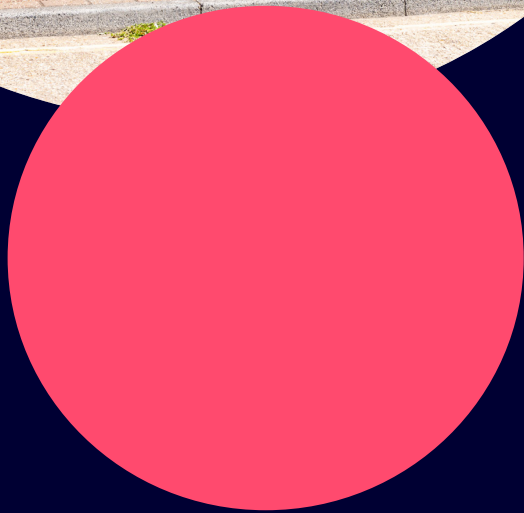
Iceland

KFC





Through active asset management we have a variety of available leasing options to suit occupier demand.



Be part of Rustington Shopping Centre

For leasing opportunities please contact our Agents.

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Join the
line up